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# **HISTORIC PRESERVATION PROGRAM**

**SONOMA COUNTY GENERAL PLAN  
TECHNICAL REPORT**

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# SONOMA COUNTY PLANNING DEPARTMENT

COUNTY ADMINISTRATION BUILDING - 2555 MENDOCINO AVENUE  
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August, 1976


## PLEASE NOTE:

The attached technical report on the Historic Preservation Element of the County General Plan has been prepared to more fully elaborate general statements included in the Environmental Resources Management Element (ERME) of the proposed County General Plan update (see page 89) regarding Historic Preservation.

Since ERME has not yet been adopted by the County Board of Supervisors, the recommendations and conclusions in the attached report are not the policy of the County of Sonoma and should be viewed as a portion of the yet-to-be-adopted Environmental Resources Management Element.

SONOMA COUNTY PLANNING DEPARTMENT

*county planning*      *Sonoma Co.*  
*Publ. bldgs.*      *Historical landmarks*



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# **HISTORIC PRESERVATION PROGRAM**

ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

SONOMA COUNTY GENERAL PLAN

## **TECHNICAL REPORT**

SONOMA COUNTY PLANNING DEPARTMENT

MAY 1976

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# PREFACE

Highly important to the preparation of Sonoma County's Historic Preservation Program has been the input of the Historic Preservation Technical Advisory Committee. Special recognition is extended to Committee members, Daniel Markwyn for writing the Historical Sketch, and to Timothy A. Bell for writing the Geographical Sketch. Assistance provided by California State College, Sonoma students and Sonoma County historical societies was invaluable in compiling and evaluating the Historic Sites Inventory.

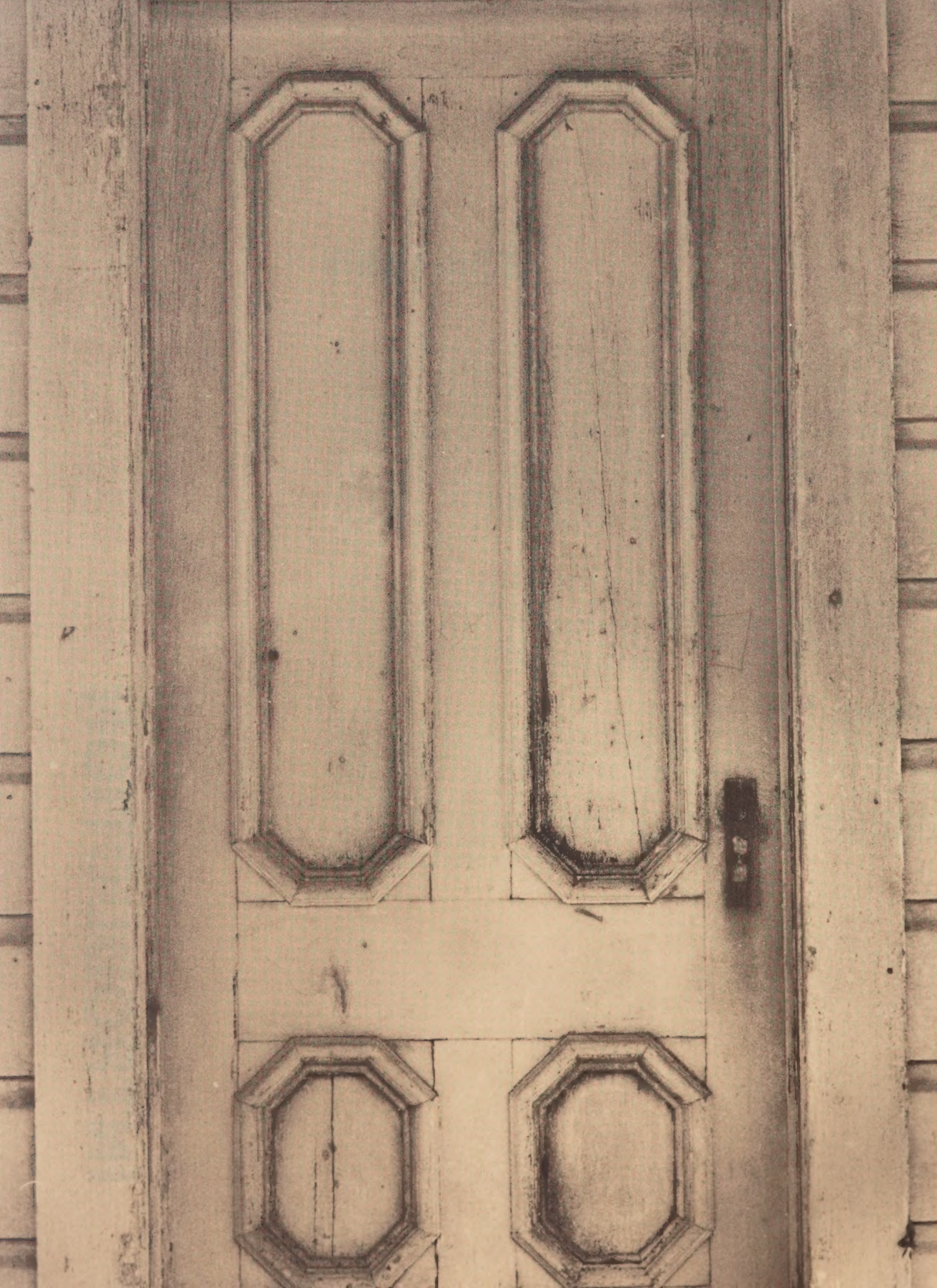
Particularly notable is the contribution made by professional photographer, Ron Chamberlain of Occidental. Mr. Chamberlain is responsible for photos presented on the following pages: 7, 9 bot, 33 bot, 39, 43 bot, 44, 45 top, 47 top, 57, 58 bot, 59.

Information from the City of Sacramento report, Sacramento Old City: A Preservation Program; and from the City of Santa Cruz Historic Preservation Plan was valuable in preparing the section herein entitled "Design Principles for New and Remodeled Construction in Historic Districts". Information from the Historical Element of the Monterey County General Plan was valuable in preparing the section on "Implementing Historic Preservation."



# INTRODUCTION







# INTRODUCTION

## DEFINING HISTORIC PRESERVATION

In recent years the scope of historic preservation has expanded to protect remnants of what has happened in the lives and development of a people or society, whether it be at the national, state, or local level. At the local level, historic preservation can be applied to assist communities in the understanding and protection of their special heritage.

The Sonoma County landscape contains many unique features that make it an outstanding part of the California landscape. The great variety of landscapes found within Sonoma County have provided the setting for a wide range of economic and cultural activities throughout its history. The result is a landscape fabric of rich historical texture, an integral part of the environment needing understanding and protection.

Historic preservation is more than just preserving sites and structures associated with the lives of national patriots, statemen, and other heroes of past eras; historic preservation encompasses more than Sonoma County's Fort Ross, Petaluma Adobe, or Vallejo's Lachrya Montis Home. It is more than just saving old buildings. Historic preservation promotes saving exceptional buildings, putting them to practical use, if appropriate, and establishing criteria for creating an historic district so that the traditional design fabric of a community is sustained. In many instances, particularly in the conservation of structures, it makes good economic sense to rehabilitate buildings or to readapt old structures to new uses.

A fundamental basis for historic preservation is that the retention of the best of the past serves as a constant reminder of our heritage and development. Identity and pride are strengthened when a community's history is interwoven with its developing fabric. The value of preservation, therefore, can be measured in economic as well as social terms.

## **HISTORIC PRESERVATION TECHNICAL ADVISORY COMMITTEE**

The Historic Preservation Technical Advisory Committee was established in January 1975, in response to the goals and policies for historic preservation developed by the General Plan Citizens' Advisory Committee. The first step in initiating a comprehensive historic preservation program is to identify and evaluate existing historic resources. Hence, the major task of the Technical Advisory Committee has been to refine and elaborate upon an inventory of historic sites compiled by California State College, Sonoma students since 1972. Citizen representatives assisted the Committee in the review and evaluation of historic features in their particular area. Evaluation criteria were developed by the Committee to quantitatively analyze historic features. A partial listing of specific structures suitable for preservation and a list of environmental settings worthy of special treatment has been developed and is an integral part of the Historic Preservation Program. Several areas of the County remain to be surveyed and evaluated.

### **RECOMMENDATIONS OF THE TECHNICAL ADVISORY COMMITTEE**

1. That the map showing historic districts and historic corridors be adopted. (See page 38)
2. That the list of important historic buildings contained within the technical report be adopted. (See Appendix)
3. That the criteria for additions to the list of important historic buildings be adopted.
4. That the Historic Preservation Program be utilized as a guide in establishing standards to be followed by property owners, developers, and public agencies in land use and building construction in areas of historical importance.



5. That the historic survey and evaluation program begun by the Historic Preservation Technical Advisory Committee be encouraged.
6. That an Archaeological Protection Ordinance and a Technical Advisory Committee be considered for evaluating archaeological sites in Sonoma County.

## **PRESERVATION AND THE GENERAL PLAN**

This report is part of the Environmental Resources Management Element of the Sonoma County General Plan. It was prepared to further explain the above recommendations which are cited from the Summary Report of the Environmental Resources Management Element.

The California State Legislature, in September, 1974, authorized general plans to include an historic preservation element.<sup>1</sup>

The Historic Preservation Program also addresses itself to the following General Plan Goals and Policies:

1. It shall be the goal of Sonoma County to preserve significant archaeological and historical sites representing all the ethnic, cultural, and economic groups that have lived and worked in Sonoma County.
2. It shall be the goal of Sonoma County to safeguard and maintain areas of outstanding scenic, historic, or cultural value.
3. It shall be the goal of Sonoma County to accommodate anticipated population growth in ways that are not damaging to the social, economic, and environmental goals of this County.

1

Senate Bill 2309 amends Section 65303 of the Government Code. Defines historic preservation element and requires guidelines to be developed by the State Office of Planning and Research by February 1, 1976.



*Petaluma Adobe*

#### In Recognition of Goal Number 1:

The Historic Preservation Technical Advisory Committee developed a partial list of significant historic features in the County. The Committee did not deal with archaeological sites except insofar as to recommend that a detailed evaluation system, similar to that developed for historical sites, be developed for archaeological sites in Sonoma County. According to archaeologist, William Poe, archaeologists do not attribute archaeological potential to historic sites unless excavation of the site would serve to actually interpret the site.

The term "prehistoric" refers to non-literate groups. Hence, prehistoric or archaeologic sites in Sonoma County refer to native American settlements while historic sites refer to European settlements. <sup>2</sup>

2

California State College, Sonoma, is the repository for the archives of the Society for California Archaeology. These archives contain archaeological information for all of the north coast except Marin County.



Fort Ross and the Petaluma Adobe, the only known historic sites of great archaeological potential in the County, are already state owned. Recent studies by California State College, Sonoma students indicate original Russian farms may have been located near the town of Bodega and also in Coleman Valley.<sup>3</sup> Such sites would be historic sites of significant archaeological potential.

In Recognition of Goals Number 2 and 3:

The Historic Preservation Technical Advisory Committee monitored architectural guidelines developed for historic communities. These guidelines are intended to preserve the architectural theme and local character of historic communities. For local residents protection of the historic fabric of a community instills a sense of pride, continuing presence, and increased confidence in the present and future of their community.



*Fountain Grove Barn, Santa Rosa*

3

Studies by Nick Del Cioppo, Masters Candidate  
in the History Department, California, State  
College Sonoma, 1975

## COORDINATION BETWEEN CITIES AND COUNTY

Although county government is responsible only for unincorporated lands, advice and assistance in setting up preservation programs within the various cities will be available from the County Landmarks Commission and County Planning Department. Each city is urged to devise its own historic preservation plan. Several Sonoma County cities have organized historical societies and have enacted or attempted to enact historic preservation ordinances.

The City of Petaluma has enacted an historic preservation ordinance and is working to develop a preservation program. Heritage Homes of Petaluma is the local historical society.

*Petaluma Queen Anne*





*McNear Building, Petaluma*





*Hoag House, one of Santa Rosa's oldest residences*

Santa Rosa, in 1974, adopted an historic preservation ordinance although no historic buildings or districts have been officially recognized by the City. The Santa Rosa Civic Arts Commission, Sonoma County Arts Council, and Sonoma County Historical Society, meet regularly in Santa Rosa and are concerned with community history and beautification projects. To celebrate the nation's bicentennial, the Sonoma County Bicentennial Commission is working on several local history projects including the establishment of a county historical museum.





*Old Post Office, Santa Rosa*

*McDonald Mansion, Santa Rosa*







*Stick Style residence on West Grant Street, Healdsburg*

The main objective of the newly-formed Healdsburg Historical Society is the establishment of a local Healdsburg Museum. The museum will house a collection of Healdsburg newspapers published from 1865 to the present, as well as other historical documents.

*Matheson Street residence, Healdsburg*







*Vasquez House, Sonoma, was recently restored by the Sonoma League for Historic Preservation.*

In Sonoma, the Architectural Review Commission has been working for several years to establish an historic district in the downtown plaza while the Sonoma League for Historic Preservation and the Sonoma Historical Society have been researching the area's history. In 1975, the Sonoma Land Trust was founded to investigate the possibilities for purchasing historic properties in the Sonoma Valley and in the City of Sonoma.

*Blue Wing Inn, one of the original Sonoma adobe structures*





*Barone Residence, Sebastopol*



*The Cloverdale Depot was listed on the National Register of Historic Places in 1975.*

Other historical societies include the Western Sonoma County Historical Society whose concern is Sebastopol and areas west of Sebastopol, and the Cloverdale Historical Society whose concern is the north central portion of the County.



# **BACKGROUND OF SONOMA COUNTY**



EMPIRE BUILDING



# BACKGROUND OF SONOMA COUNTY

## GEOGRAPHICAL SKETCH

The landscape of Sonoma County encompasses remarkable variety—along and varied coastline, rugged mountains, gentle rolling hills, broad fertile valleys, rushing rivers and gentle streams, geothermal activity and mineral springs.

Climatically, the County ranges from a tempered marine climate along its coastal front to a Mediterranean climate on its eastern and northern margins. This diversity allows an agricultural emphasis on apples in the western Sebastopol area and a concentration on wine grape production in the east and northeast sectors.

Several longitudinal mountain ranges, separated by valleys of considerable size and importance, dominate the County. It is in the valley landscapes that the various communities of Sonoma County may be found.

On the eastern margin, the Mayacamas Range marks the border between Sonoma, Lake, and Napa Counties. Lying between the Mayacamas and the central range, which is called the Sonoma Mountains, is the noted and beautiful Valley of the Moon which includes the towns of Sonoma, Glen Ellen and Kenwood as well as other, lesser communities.

Between the Sonoma Mountains and the Coastal Range stretches a broad plain running almost the length of the County. It is interrupted at its southern end by a low rise called Meacham Hill. In the plain to the south of this hill lies the City of Petaluma which is located at the head of navigation on the Petaluma River, an important connection, historically, with San Pablo Bay and the Bay cities.

Along the higher ground on the east and northeast flank of Meacham Hill are the communities of Penngrove, Cotati, and Rohnert Park. Northward from Meacham Hill the plain broadens. On its western margin is found the town of Sebastopol. The smaller communities of Graton and Forestville, also to the west of the plain, are located more into the foothills of the coastal range.

The City of Santa Rosa lies on the eastern side of the plain close to where it is joined by the upper end of the Valley of the Moon. Northward from Santa Rosa the plain narrows, becoming defined on the east by the foothills of the Mayacamas Mountains and on the west by the much broadened intrusion of the Coast Range. The communities of Windsor and Healdsburg are found in this area.

North of Healdsburg the plain becomes a function of the Russian River and is called the Alexander Valley. Healdsburg, Geyserville, and Asti are the settlements of this valley and are located along the river course. North of Asti the river valley constricts even more and in the small valley that remains is found the town of Cloverdale.

At the town of Healdsburg, the Russian River begins its turn toward the Pacific Ocean. Its course is confined to the western margin of the Santa Rosa plain until it finds its way westward through the coast range near the community of Forestville. Beyond this point the valley landscape of the river is virtually absent. Where it does exist are found small communities such as Guerneville, Monte Rio, and Duncans Mill. At the mouth of the Russian River is the small community of Jenner.

Other small communities in the County are found in small isolated valleys and plains. Occidental is located in a small valley within the coast range west of Sebastopol. In similar valleys are found the communities of Freestone and Bodega. Valley Ford is located adjacent to the Marin County border in a broad valley formed by the Estero Americano. Bodega Bay is perched on a small uplifted coastal plain adjacent to the Bay of the same name.

The entire northwest sector of the County is composed of rugged, ill-defined mountain ranges - part of the dissected Mendocino Plateau. Isolated communities such as Annapolis and Cazadero serve limited populations within this area. The southeast sector of the County yields to low flat marshlands being part of the San Pablo Bay. It is similarly unoccupied.

The great variety of landscapes found within Sonoma County have provided the setting for a wide range of economic and cultural activities throughout its history. The result is a landscape fabric of rich historical weave, an element of the environment needing understanding and protection.





*Mission San Francisco Solano, Sonoma*

## HISTORICAL SKETCH

Centuries before the north bay region became important in European struggles for empire and profit, groups of native peoples settled there in harmony with the changing seasons. Whether Pomo, Wappo or Miwok, these people lived in village communities amongst ample food supplies and passed their cultures from generation to generation in oral traditions, complex ceremonies, and among the Pomos in the demanding art of basket weaving. During the last quarter of the eighteenth century, however, upper California became increasingly important to European nations probing along the edges of Christendom. In 1775 the Spanish sailor Bodega y Quadra entered Tomales Bay, but confusion attached his name to the smaller inlet a few miles to the north. Despite Bodega's voyage along the northwest coast, and the dedication of the Presidio of San Francisco and of mission San Francisco de Assi in 1776 by agents of an expanding Spanish empire, life went on much as before north of the bay, although occasional visits by English ships touched the lives of the coastal Indians and convinced the Spaniards of British designs on the area.

Then in 1812 the Russians ventured south from Alaska and ignored Spanish territorial claims north of the bay by leasing from the Pomos a village site on a headland seventy-five miles north of San Francisco Bay. After establishing Fort Ross, the first European settlement in the present county, the Russians laid out three nearby farms to provide grain for the new fort and for

export to Sitka. Bothered by the Russian presence, the newly independent Mexican government sent Jose Altimira in 1823 north into the Sonoma Valley to found a mission and firm up control of the potentially rich valleys between the Sacramento River and the coast. Dedicated as San Francisco de Solano in 1824, the mission became in 1835 the center of the new town of Sonoma, and the headquarters of the youthful Mariano Vallejo who already had begun to build an enormous adobe "palace" on his ten-league rancho some miles to the west in the Petaluma valley. Mexican attempts in 1833 and 1834 to colonize the Santa Rosa plain had failed, and the success of the Sonoma settlement thus became doubly important to control of an area troubled by suspected Russian encroachment and by native resistance. Disease aided the Mexican cause in 1838, when a smallpox epidemic reduced the local tribes and victory seemed assured in 1841, when declining fortunes persuaded the Russians to sell Fort Ross to the Swiss adventurer, Johann Sutter, and sail for Alaska.

*Fort Ross*





The Russian departure did not free Mexican California from the insistent pressure of other peoples. Men from the "states" had been a familiar sight north of the bay for some years. Cyrus Alexander operated his tannery in the valley which now bears his name and Captain Henry Delano Fitch, Vallejo's brother-in-law, although living in the south had been granted the Sotoyome rancho near present Healdsburg. Samuel Smith, a Baltimore sea captain, arrived in 1843 with the first steam engine in California, and erected a saw mill on the site of the Russian farm at present Bodega. By the mid-1840's the Americans were present in substantial numbers and in June 1845 thirty-three Americans, caught up in the suspicions and machinations preceding the Mexican War, raised the Bear Flag in Sonoma and declared independence. The war between Mexico and the United States which had begun a month before the action in Sonoma ended in 1848 and added California to the territories of the United States. Statehood came in 1850 and although it did not sweep suddenly away the old patterns of life it did stimulate growth and development, particularly in agriculture. Lumbering, tanning and quarrying also played important parts in the new county's economy and the old ranchos were gradually broken up often to the accompaniment of bitter litigation.

Transportation increased in importance as population increased and towns appeared. Santa Rosa grew up near the Carillo rancho of Vallejo's mother-in-law and Petaluma developed at a brisk pace some miles west of Vallejo's adobe. Before the railroads came in the 1870's, a network of stagecoach routes tied together the communities, ranches and farms of the County. Roads were often muddy and difficult despite the efforts of local government, and stage travellers welcomed stops at such hostleries as the Washoe House on the trail from Petaluma to Smith's Ranch and Bodega Bay. Railroads eased the paths of commerce and travel through the County and by 1880, for instance, Petaluma's thriving chicken and egg industries were connected profitably by both rail and water routes to the San Francisco markets. Lumbermen in the timberlands along the Russian River and quarrymen near Freestone and Santa Rosa depended on the railroads, as did the ranchers and farmers along Dry Creek, and the visitors who came to marvel at the geysers, or who sought renewed vigor in the County's numerous mineral springs or at Emily Preston's dispensary near Cloverdale. During the last quarter of the century some visitors sought solace of a different sort in three utopian communities. Fountain Grove, immediately north



*Washoe House, circa 1859*

of Santa Rosa, remains the most well known of these, but the Icaria Speranza colony south of Cloverdale, and the Altruria colony on Mark West Creek, anticipated social experiments of the 1960's and 1970's as well.

In the century and a quarter of American control, Sonoma County has shared in California's general prosperity and enormous population growth. Potatoes, hops, wine grapes, apples and other fruits became important crops and dairy farming contributed importantly to the wealth of the County. Eventually both light industries and service occupations joined agriculture to provide employment for a growing and remarkably diverse population as native Americans, Mexicans, Chinese, Swiss, Italians, and Portuguese all made important contributions to life in the County despite the heavy odds of dominant Yankee values.

The earthquake of 1906, the utilization of the automobile, the depression of the thirties, and the World War of the forties shaped significantly the history of the County in the twentieth century. The depression and the war sent thousands of Americans toward golden California. Automobiles and trucks increased individual mobility and encouraged rapid growth along main travelled corridors, and centralized services in the main urban centers.



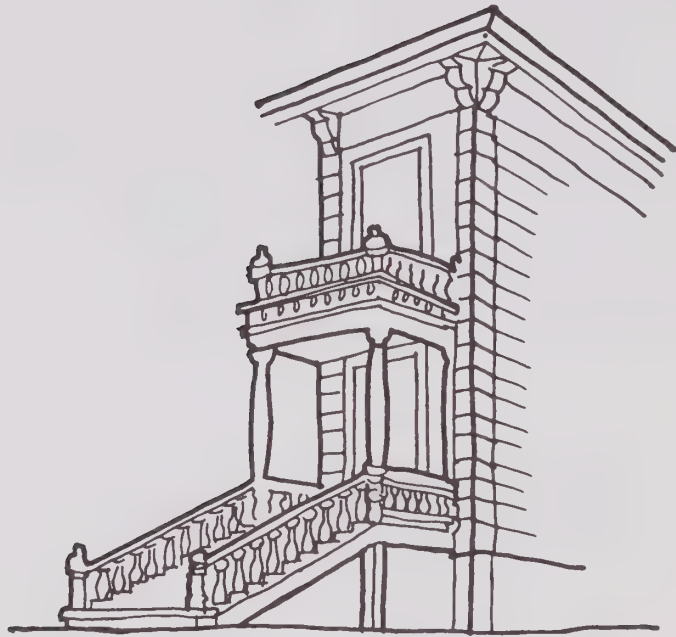


*Freestone Panorama, circa 1902.*

*Today's Freestone panorama shows the landscape pattern remarkably similar to this earlier photograph. The original community fabric, building and street lines, and patterns of open and developed spaces have remained essentially intact. Important community focal points -- the school, the Freestone Hotel, Morgan Williams residence across from the hotel, and the Freestone Country Store -- have all been designated as Sonoma County Historic Landmarks within the Freestone Historic District.*

Housing tracts, apartments and shopping centers created a new twentieth-century landscape. The memory of earlier times was to be found only in the byways of the County where in many stranded rural centers the flavor of the nineteenth century was preserved.

## CHARACTERISTICS OF FOUR HISTORIC SONOMA COUNTY ARCHITECTURAL STYLES



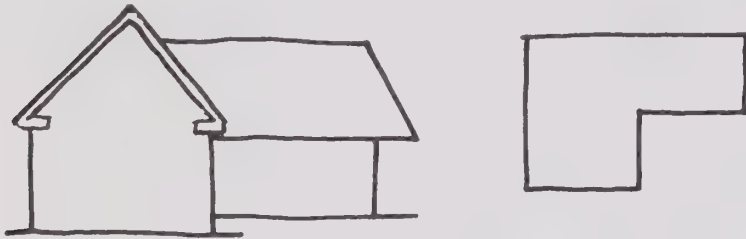
Architectural styles are defined through time, with adaptations being made to fit particular geographic and economic conditions. In small fast-growing communities, interpretations of architectural styles often are much more simplistic than their equivalent expressions in well-established urban environments.

Sonoma County historical architecture was influenced by the Yankee invasion of the Gold Rush period. The predominating style, simplified Greek Revival, was once common throughout California. Greek Revival, Queen Anne, Italianate, and Stick are the most popular 19th century Sonoma County styles. These styles will be described here in terms of specific design features: roof slope, massing of building volumes, proportions of windows and doors, detailing and ornamentation, use of materials, and color. This discussion will develop the basis for design review as implemented by the Historic District Zoning Ordinance.

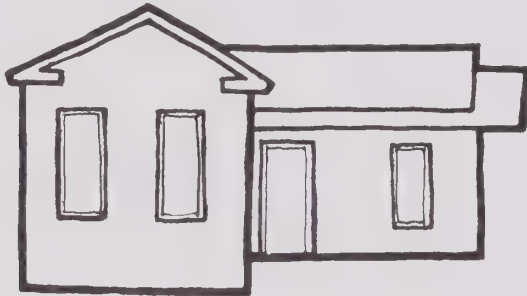


## GREEK REVIVAL

In its early California stages Greek Revival is noted for its sharp, severe lines which became less severe through time. Building volumes appear as a simple block or as a juxtaposition of simple blocks.



Roof slopes are very steep. Different building volumes are positioned perpendicularly.

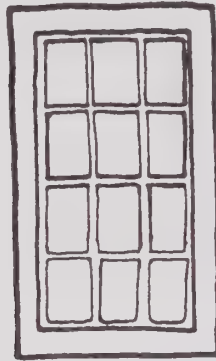


Simple Greek Revival residence

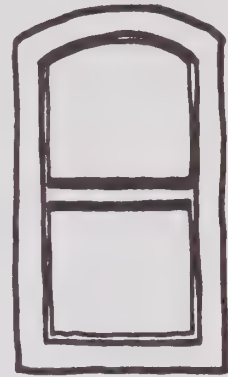
In the Greek Revival style, doors and windows are positioned at very regular intervals, often in a symmetrical relationship. Doors have the same proportions as windows, both being long and narrow.



Windows are composed of many small panes and are always straight at the top -- never arched

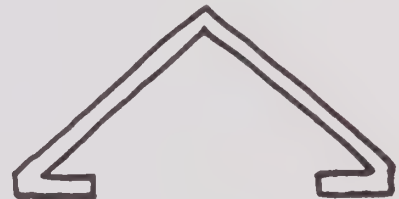


Correct



Incorrect

Molding around windows and doors and at building edges is very precise. The more articulated examples of Greek Revival have roof plane framing that returns at the building edges.

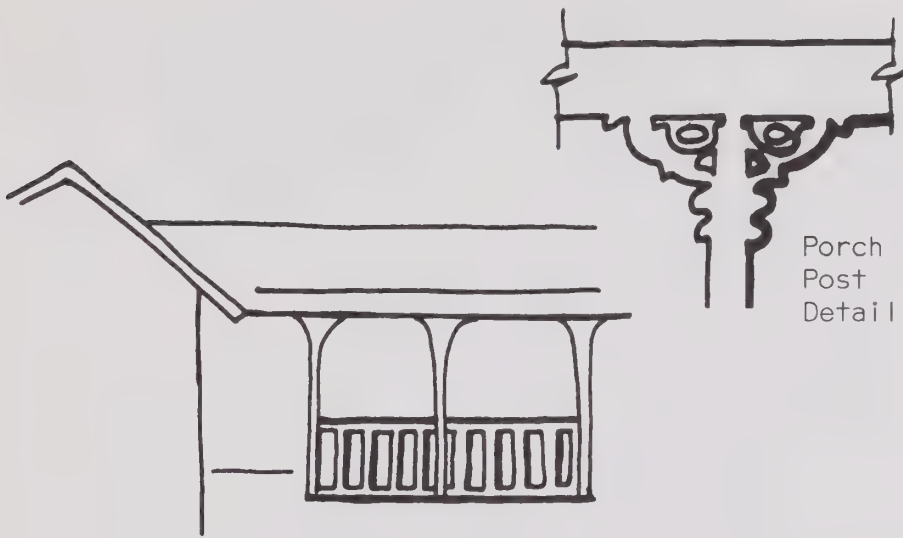


Historical Architecture is readily distinguishable from newer structures due to its horizontal lap siding.





Railings and Balustrades, if present, are always formal (symmetrical) and composed of vertical elements.



Balustrade with diagonal members (as below) is inappropriate for Greek Revival.



Greek Revival buildings are very straight-forward statements. Clean simple lines with precise detailing is the hallmark of this style. Facades are usually devoid of any extraneous ornamentation, save perhaps, decorated porch posts,

## QUEEN ANNE

In their detailing and precision the simple Queen Anne wooden expressions found in Sonoma County are very similar to Greek Revival. The readily identifiable differences are in the buildings' massing of volumes and roof pitch. Queen Anne building lines are less severe than Greek Revival. Roof profiles are what has been described by architectural historians as more "picturesque" -- that is, they are composed of several intersecting planes.

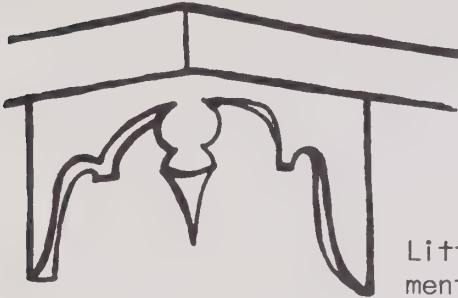


The overall building shape and placement of windows and doors is not regular or symmetric. Proportions of windows and doors is often irregular also. Queen Anne houses usually have some windows that are long and narrow in the same proportions as the door, and some windows that are twice as wide as the door. There are never pediments over the windows or doors, however, roof planes often intersect at the roofline, creating a triangular pediment-like effect. Pastel shades are common to Queen Anne exteriors, with precise moldings around windows and doors often painted in a contrasting color.





Exterior wooden siding, as with Greek Revival, is typically horizontal lap siding. Exterior faces often have a variety of textures, as the addition of scalloped shingles in the roof pediment.



Little touches of applied ornamentation are also common.

## STICK STYLE

Stick Style emphasizes the vertical dimension and flat, gingerbread decoration.

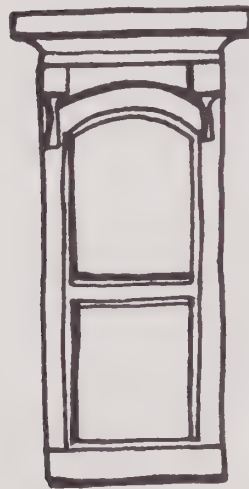


Typical Stick Style Ornamentation

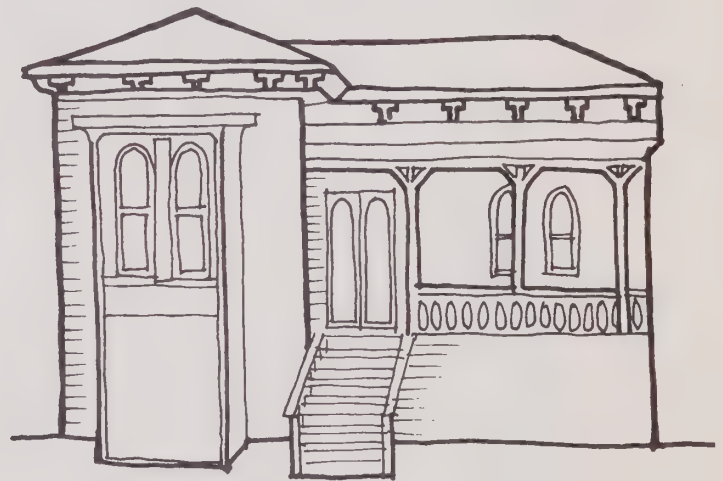


## ITALIANATE

This style is characterized by a false front with brackets beneath the cornice line, and if roof or door pediments are present, they are supported by brackets also. Doors and windows are always long and narrow. This characteristic is the most commonly misrepresented feature of modern-day adaptations of the Italianate style. The tendency today is to open up these buildings to allow more light to enter, however this does not follow the Italianate characteristics developed in the late 1800's.



Italianate windows are rounded at the top and have brackets under the console



Residential Italianate



Italianate buildings have a cornice supported by brackets to finish off the false front

Commercial Italianate



# **CURRENT PRESERVATION ACTIVITIES**





# CURRENT PRESERVATION ACTIVITIES

## HISTORIC DISTRICT ZONING ORDINANCE

In 1973, the Board of Supervisors received requests by petition from twenty-two Freestone property owners to establish an Historic District in Freestone and to designate certain buildings as Historic Structures. However, no such zoning classification existed in the County zoning code. After several months of staff research, a zoning classification for Historic Districts was developed in the spring of 1974.

The intention of historic district zoning is to preserve the exterior appearance of buildings existing in the historic district and to regulate the exterior appearance of any new buildings erected within the district. In Sonoma County, the Historic District ("HD") zone is a "combining district zone, meaning that it is a zoning designation applied in combination with whatever zoning class already exists on the parcel(s). For lands zoned Rural Residential, the designation would be "RR-HD", for Secondary Agricultural "A-2-HD", for Neighborhood Commercial "C-1-HD", etc. The "HD" designation does not change land use or directly affect lot splits or taxes. Under "HD" zoning, individually designated historic structures are also protected for six months from demolition. Should the owner of an historic structure seek to demolish his building, the County Landmarks Commission may suspend the granting of a Permit to Demolish for a period not to exceed six months. During this interval it is hoped that alternatives to demolition, such as relocation of the structure, public or private purchase, or adaptive re-use, may be arranged.

In addition, design control is required for designated historic structures within or outside of an historic district if proposed exterior alterations require a building permit. All new construction in historic districts is also subject to design review.

Upon passage of the "HD" zoning classification, Freestone residents immediately requested consideration as an Historic District. A Citizens' Advisory Committee was therefore appointed by the Board of Supervisors, in accordance with the historic district zoning ordinance.

This Committee worked with Planning staff to suggest precise boundaries of the district, to identify those buildings which might be designated as historic buildings, and to recommend style standards for new construction in the area. The Planning staff later prepared a study analyzing the Citizens' Advisory Committee findings. After the study was reviewed by all property owners of the proposed Historic District, public hearings were held by the Planning Commission and Board of Supervisors officially designating Freestone as an Historic District.

The Sweetwater Springs Historic District, six miles southwest of Healdsburg at the intersection of Westside Road and Sweetwater Springs Road, was dedicated at the property owner's request as the County's second Historic District in December, 1975. This district contains seven buildings on two parcels. The three designated historic structures include the hop kiln, which dominates the curve in Westside Road about six miles from Healdsburg, the sheep barn across Westside Road from it, and the Italianate residence behind it, moved to the site from another similar rural agricultural area (Fulton) to save it from being torn down. The other four buildings are of lesser importance, although they



*Old Freestone Hotel, circa 1868, in Sonoma County's First Historic District.*



contribute positively to the total environmental setting of the ranch. The hop kiln and its surrounding environs typify Sonoma County agricultural life at the turn of the century. The Hop Kiln Winery is the most significant remaining stone hop kiln in the North Coast Region (Sonoma and Mendocino Counties).

To date, over a dozen historic structures have been designated, outside the confines of an historic district, as a part of specified land use and zoning studies performed by the Current Planning Division of the County Planning Department. These buildings are located in Occidental, Windsor, and the South Sonoma Valley.

## HISTORIC SITES INVENTORY

One of the key elements of any successful historic preservation effort is an inventory of possible candidates for preservation status. Recognizing this need, the Planning Department invested the aid of California State College, Sonoma students and staff. In the fall of 1972, several students in geography classes began survey work. This work has expanded during the 1974-75 academic year so that forty geography and history students, under the direction of Professors Timothy Bell and Peter Mellini, assisted in the survey work. As of this writing, approximately 500 inventory items have been recorded. An additional stature was given the work by the creation of an Historic Preservation Technical Advisory Committee under the General Plan Citizens' Advisory Committee.



*The Hop Kiln Winery is the focal point of Sweetwater Springs Historic District.*

This survey is a very valuable educational tool for both students and County residents. Students are taught to apply concepts of history and geography learned in the classroom. Community interest is awakened when students make inquiries of local residents concerning the history of their community. The most important aspect of the historic preservation experience is educating the public to appreciate history and to discover that history can be most meaningful if correctly interwoven with the developing fabric of a community.

The Planning Department's base mapping system was utilized to facilitate the survey procedure. This grid mapping system divides the County into approximately 120 units. Following introductory lectures on architectural styles, students were assigned a particular grid unit as their survey area. Survey results were recorded on specially prepared forms. The forms, to be found in the Appendix, include a photograph and location map of the structure or site, information pertaining to architectural and historical significance, condition of the buildings, and if available, the street address, owner's name, assessor's parcel, and zoning designation.

## **HISTORIC PRESERVATION TECHNICAL ADVISORY COMMITTEE**

Citizen involvement in the Open Space Element of the County General Plan dates to 1972. Goals and Policies for Historical/Archaeological Preservation were developed by the Historical and Cultural Resources Sub-Committee on Open Space. These goals and policies were very general in nature. Planning staff and the General Plan Advisory Committee felt that more specific study was necessary to initiate a comprehensive historic preservation program. To this end, the Historic Preservation Technical Advisory Committee was organized in January, 1975. Working with the Planning staff from the goals and policies adopted by the Board of Supervisors, the Technical Advisory Committee explored and developed the basic problems and procedures for a Sonoma County historic preservation program.

It must be stressed that this committee did not officially designate structures or historic districts, but merely identify and categorize these resources.

The major task of the Historic Preservation Technical Advisory Committee has been to review and elaborate upon the raw inventory of historic sites compiled by California

State College, Sonoma students, and identify areas that might be suitable for eventual designation as historic districts. The Technical Advisory Committee was assisted by representatives from the localities studied. A partial listing of specific structures suitable for preservation and a list of environmental settings deserving special treatment has been developed and is included in the Appendix of this report. As of this writing, not all areas of the County have been surveyed and evaluated.

Two committee meetings were held for each locality studied. Such areas consisted of several communities: 1. Glen Ellen and Kenwood; 2. Bodega, Bloomfield, Valley Ford and Two Rock; 3. South Sonoma Valley; 4. Cloverdale, Geyserville, Alexander Valley and Dry Creek Road in Healdsburg; and 5. Petaluma Area. A first meeting was held for input from the local community, and a second for committee evaluation of raw data.

Citizen representatives for a survey area, members of local historical societies and long-time residents, were invited to attend the first meeting for a survey area. Prior to this meeting, Planning staff had reviewed the survey sheets, augmented these listings with pictures, and completed, as much as possible, the inventory for the area; also, Committee members visited the area with maps indicating possible historic sites. Citizen representatives then reviewed the inventory citations, supplying as much historical background as possible, and indicated important landmarks not previously cited in the survey.

A standard procedure for recording citizen evaluation and data input was not developed since settlement patterns varied greatly in different geographical areas. In areas where settlement patterns and road names were recognizable from the 1898 Atlas of Sonoma County, 1898 maps were projected with an overhead projector to facilitate discussions of community history. Communities today not easily recognizable from 1898 maps were evaluated by circulating inventory sheets among citizen representatives or by projecting slides of individual buildings.

Each slightly different method of recording local history was successful; however, thought must be given to finding the appropriate method for a particular community or region.

Citizen representatives and Committee members often



performed further research following these initial meetings for a survey area.

The second meeting for a survey area was devoted to evaluation of inventory entries. The Technical Advisory Committee developed an effective system to evaluate structures and/or sites according to cultural and physical qualities. This system is based on a matrix and scoring system entitled "Inventory of Associated Values for Historic Sites". This system identifies sites by inventory number, street address, environmental setting, architectural style, and archaeological potential. Sites are then rated according to symbolic/historical and aesthetic/architectural merit. Archaeological potential was not generally noted unless a site was commonly known to be an important archaeological site. The intent of the scoring system is to identify the relative importance of inventory entries.

A scale of 0 to 3 is utilized to indicate symbolic value:

3	representing	NATIONAL/STATE	importance
2	"	REGIONAL/COUNTY	"
1	"	LOCAL	"
0	"	NO	"

A scale of -1 to 3 is utilized to indicate aesthetic value:

3	representing	OUTSTANDING	value
2	"	IMPORTANT	"
1	"	INDIGENOUS	"
0	"	NO	"
-1	"	DETRACTING	"

The terms "COMMUNITY", "NEIGHBORHOOD" or "FARM" are utilized to describe environmental setting:

COMMUNITY - a settlement; a complete unit with residential and commercial uses, e.g., Freestone, Bloomfield, Bodega, Valley Ford.

NEIGHBORHOOD - a series of houses within a formal pattern; one house within a row of houses; various buildings closely related to one another but not in a town center, e.g., a residential street in Bodega Bay, El Verano, Geyserville or McDonald Avenue in Santa Rosa.

FARM - one or two houses, or a house and outbuildings, within an agricultural setting.

A site given a total score of four or above is considered to be a significant County landmark. This is not to infer, however, that other sites are to be dismissed. The determining factor in this regard is the environmental setting of the structure or site. If several structures receiving a symbolic/aesthetic rating of less than four exist in a group, they might be important within the context of an Historic District or Special Design District. Many city and state procedures for evaluating inventories of this type establish rigid priority categories, thus eliminating less important structures even though they might be significant as part of an ensemble. Sonoma County's evaluation procedure was designed so not to dismiss any structures readily, except those that are obviously unimportant or detrimental. Refer to the Appendix for review of the forms utilized in recording the Inventory of Associated Values for Historic Sites.

# HISTORIC DISTRICTS

● 4

## DESIGNATED HISTORIC DISTRICTS

1. FREESTONE
2. SWEETWATER SPRINGS

○ 4

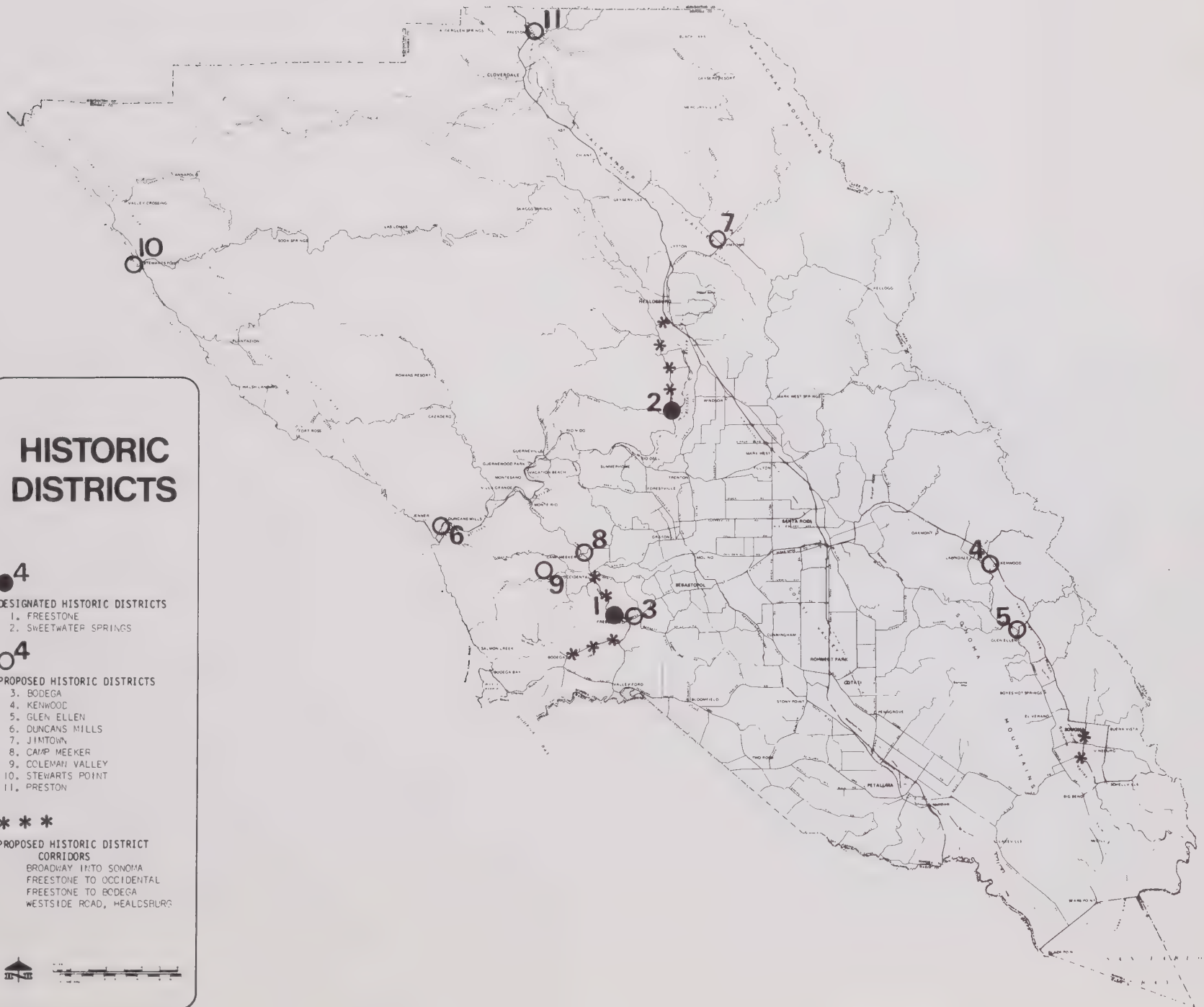
## PROPOSED HISTORIC DISTRICTS

3. BODEGA
4. KENWOOD
5. GLEN ELLEN
6. DUNCANS MILLS
7. JIMTOWN
8. CAMP MEEKER
9. COLEMAN VALLEY
10. STEWARTS POINT
11. PRESTON

\*\*\*

## PROPOSED HISTORIC DISTRICT CORRIDORS

BROADWAY INTO SONOMA  
FREESTONE TO OCCIDENTAL  
FREESTONE TO BODEGA  
WESTSIDE ROAD, HEALDSBURG





## PROPOSED HISTORIC DISTRICTS

Following are the proposed Historic Districts and several significant Historic Structures recommended by the Historic Preservation Technical Advisory Committee for eventual landmark designation.

Several survey areas remain to be evaluated. The Historic Preservation Technical Advisory Committee will continue its work in conjunction with student survey teams and representatives of local communities until these additional areas have been surveyed and evaluated.

### BODEGA

The focus given to Bodega's outstanding historic buildings has not been destroyed through insensitive new intrusions. How long will Bodega survive in its present dignified form?

*Bodega Panorama, 1975*





*St. Theresa's Church in Bodega is listed on the National Register of Historic Places.*

*Potter School, Bodega, circa 1873*





## KENWOOD

*Kenwood Depot has been restored by the Kenwood Improvement Club.*



## GLEN ELLEN

*Shone's Country Store, Glen Ellen*





## DUNCANS MILLS



*The Depot at Duncan's Mills has been restored to house the office for Duncan's Mills Campground.*

*Duncan's Mills Stores, circa 1888*



## CAMP MEEKER



*Original residence of Camp Meeker's founder, M. C. Meeker*

## COLEMAN VALLEY

*Coleman Valley School, circa 1864*



JIMTOWN

*Alexander Valley Community Church, Jimtown*





*Queen Anne Style Residence, Jintown*



## STEWARTS POINT

*Stewart's Point General Store*



## NON-STRUCTURAL LANDSCAPE FEATURES



*Remnants of railroad trestle south of Valley Ford*

Landscape features may also be designated under the Historic District Zoning Ordinance.

*The two rocks in Two Rock have been an important focal point since Indian times.*





## PROPOSED HISTORIC STRUCTURES



*Mission Revival Style Felta School near Healdsburg*

*Pena Adobe, on Dry Creek Road, is one of Sonoma County's oldest residences. It was constructed as a fort in 1834.*



*Detail from Pena Adobe*





*The Gables, a Gothic cottage on Petaluma Hill Road, near Santa Rosa.*



*Lakeville Highway Barn*



*French Second Empire Mansard Style Residence in Knight's Valley*



*Pepper Farm, a large dairy farm north of Petaluma.*



## COUNTY LANDMARKS COMMISSION

The Historic District Zoning Ordinance prescribes the creation of a County Landmarks Commission. This Commission shall consist of one resident from each supervisorial district, appointed by the Board of Supervisors. The ordinance delegates this body to conduct architectural design review for new construction and extensive remodeling of existing buildings within an historic district. In addition, the ordinance grants the County Landmarks Commission demolition control over dedicated County landmarks. Permits for demolition of landmark structures would be reviewed by the Commission and either approved, or denied for a period not to exceed six months to allow for finding alternatives to demolition.

The Historic District Zoning Ordinance outlines no further duties for the Commission beyond those specified above. It is hoped that the study and recommendations of the Historic Preservation Technical Advisory Committee will provide the foundation for the work of the County Landmarks Commission.

Now that the tools for historic preservation in Sonoma County have been developed, the success of a preservation program depends upon a dedicated citizens's committee supported by the Board of Supervisors and policies of local government.

According to the California State Office of Planning and Research, over thirty preservation ordinances have been adopted in California, although Sonoma County is most likely the first county in California to designate a rural historic district.



# DESIGN REVIEW



# DESIGN REVIEW

The objective of an historic preservation program is fitting preservation into the mainstream of planning activities - not merely saving a handful of buildings. Design review is an important tool introduced with the designation and preservation of individual historic structures, historic districts and special design districts as a means for preserving community identity and promoting good design in Sonoma County.

Historic preservation promotes good design while also strengthening a community's economic and social position. Good community design contributes to the well-being of residents and visitors alike. Properly preserved historic structures often serve as imaginative focal points for community activity.

To understand the necessity for instituting design review in historic areas, it should be realized that the decay of community design is usually slow and almost imperceptible. Piecemeal changes often go unrecognized until it is too late. Quite often historic buildings are altered in a manner that is unsympathetic to their architectural integrity. Numerous residences in areas of mixed residential/commercial use are often converted to accommodate commercial and professional establishments. In many instances, residential facades are altered to accommodate new uses without any attention being paid to architectural details or style. No attempt is made to express continuity in the choice of building materials, in the proportions of windows or doors, or in the articulation of windows and framing details. In residential renovations, among the most serious errors are changing the shapes of windows and doors, and changing exterior textures by use of stucco, asbestos shingles, or tar paper. For commercial conversions, the integrity of original structures is often further obliterated with the addition of obtrusive signs.

Awareness of community history and historical architecture encourages residents to value and care for their community. Good design standards protect community vitality from within while also insuring that new residents or businesses attracted to an historic community will maintain a community's attractiveness and livability.



Properly preserved and interpreted historic areas and structures help provide an economic asset to a community through tourism. "Sightseeing visits to historic areas are a large portion of the recreational activity of Californians. Every attempt at compatible usage with tourism should be made without sacrificing historic integrity." <sup>4</sup>

## **INDIVIDUAL HISTORIC STRUCTURES**

The geographic boundaries of preservation efforts may be limited to a particular structure or site, or may encompass larger districts. Thus the preservation of historic or architecturally significant structures can involve individual structures or an entire area. Preservation of historic buildings and environments should be viewed on a continuum ranging from isolated individual historic buildings in rural areas, to historic buildings in an urban setting, to an entire historic district. The concern of the Technical Advisory Committee and the staff has been to structure government participation in preservation efforts on this continuum so as to provide regulatory tools suited to each particular case. Designated landmarks need not necessarily be buildings but may also include historic sites or natural phenomena. The two rocks that gave Two Rock its name might be an example of a non-structural historic landmark.

Several buildings have, to date, been designated by the Board of Supervisors as Sonoma County Historic Landmarks. They have been essentially sites significant primarily to local communities rather than of regular statewide significance. However, these landmarks can be expected to be entered on the State Historic Resources Inventory.

The staff and Technical Advisory Committee in developing recommendations has based its work through development of an inventory of historic buildings and sites. This has involved contact with individual communities. This has (and will) provide broad-based input to the program. However, it is not feasible for the Planning

4

State of California Dept. of Parks and Recreation, The California History Plan, Volume I: Comprehensive Preservation Program, Sacramento, Dec. 1973, pp. 72-73.

Department or Landmarks Commission to perform detailed studies of community history. This initiative will lie within the individual community. In addition, any building deemed to be architecturally or historically significant may be designated as a county landmark at an owner's request. Requests may be expected from chambers of commerce, historical societies, improvement clubs and other civic organizations. Such groups might wish to research their local history to determine whether buildings deserve Sonoma County landmark designation.

In the future, owners of certain historic structures may benefit from a tax exemption. If designated Sonoma County Landmarks qualify for California State Landmark Registration, the property owner may negotiate for an historical property contract and receive a tax exemption. Buildings eligible for inclusion in the National Register of Historic Places may eventually be eligible for tax exemption also.

The designation of a structure as a County Landmark protects the building facade from changes. Any building permit must be approved by the County Landmarks Commission to ensure compatibility with overall exterior design of the structure, and ensure that, should the owner desire to demolish a building, the County Landmarks Commission may issue a temporary stay of demolition to facilitate saving the structure.

*Buena Vista Winery, Sonoma, is designated as Sonoma County Historic Structure #18.*



## **HISTORIC DISTRICTS**

An historic district is an area containing a number of structures having special historic, architectural, or aesthetic value. Although the appearance of the community may have been somewhat altered through time, the original community fabric, building and street lines, and patterns of open and developed spaces are still essentially intact. Formation of an historic district can be centered around several primary structures that are designated as County Landmarks, but structures not themselves of landmark importance can also be included within the district to support the landmarks visually in scale and continuity. All buildings within the district are subject to design standards specified by the Planning Commission through efforts of the Planning staff and local Citizens' Advisory Committees, and administered by the County Landmarks Commission. New construction and alterations to existing structures requiring a building permit are monitored to ensure compatibility with the character of the historic district. Landmark designation for a structure within the district offers a building temporary demolition protection, should the structure be threatened. Freestone is an example of a designated historic district.

## **SPECIAL DESIGN DISTRICTS**

A special design district is an area or town having an identifiable community character or theme, but not having a cohesive unified design continuity. A special design district is distinguished from an historic district in that while it will include several historic or architecturally significant buildings, the original community style continuity is gone. Individual historic structures may be designated within a special design district. Occidental is an example of a special design district.

Occidental residents value the conglomeration of architectural styles represented in their town but were anxious that the identity of their community be strengthened and the historic structures preserved. Accordingly, the commercial sector of Occidental was zoned Scenic Design and three landmark structures were designated as a part of the Occidental Town Study.





*The Occidental Town Study recommends that the general shape of new buildings conform with that of adjacent structures. The flat-roofed building detracts from the adjacent historic structures.*

Designated historic structures include: the Methodist Episcopal Church of Occidental, the Union Hotel, and the Taylor Building (pictured above).

The Scenic Design Guidelines developed for the Occidental Town Study identify the community's significant design characteristics and recommend style standards for future construction. A strong community goal was to preserve Occidental's local flavor, while encouraging individual creativity. The photographs on pages 58 and 59 illustrate this concept.

Local residents have formed an Occidental Design Review Committee which advises the Countywide Design Review Committee.



*This 1880 Occidental residence with symmetrical placement of windows and doors; horizontal channel siding; porch posts and railing; and with precise trim around windows, doors, at building corners and under the roofline is typical of Sonoma County Greek Revival Style architecture.*

*The new restroom facilities at Bodega Dunes State Campground are similar in scale, proportions, details, and materials to the authentic Greek Revival Style pictured above.*







*A side view of the Bodega Dunes facility shows a shed roof which clearly identifies this as a modern 1970's structure. If this building were constructed adjacent to the 1879 Greek Revival Style Union Hotel in Occidental, the new would pleasantly complement the old.*

*Union Hotel, Occidental, circa 1879*





An historic district may also be dedicated adjacent to or within the boundaries of a special design district. An example of the latter is Broadway leading into the City of Sonoma. Broadway and much of the City deserve to be designated as a special design district, while the historic Sonoma Plaza should be placed under the strict design control and demolition control afforded by Historic District zoning. A special design district study would define those characteristics warranting preservation and set forth design standards for new construction and remodeling. A special design district would be zoned as a combining district zoning designation, Scenic Design ("SD"). Design review for the district would be performed by the Design Review Committee of the Sonoma County Planning Department.

## **PRESERVING COMMUNITY INTEGRITY**

Technology has quickened the pace of change and introduced a great variety of building materials and construction methods. Since personal tastes and social attitudes often govern today's choice of materials and methods, design review has been introduced to guarantee carefully executed design solutions.

The landscape and buildings of a healthy community exhibit continuity of a community's past and present. In recognition of this concept, a properly instituted design review program aims to insure guided freedom for future growth in historic areas. Design review for historic districts or special design districts will vary according to conditions in particular communities, but should insure that new buildings conform in scale, proportions and texture to existing community form.

Efforts to achieve continuity should not be so restrictive as to force design into mere imitation. Yet the design of new buildings in and adjacent to historic areas, and new additions to old buildings must be carefully executed to achieve harmony between old and new. The challenge particularly in special design districts is to create contemporary buildings whose flavor and scale complements rather than imitates the predetermined images of the historic setting.



*The new Kenwood Country Store was constructed adjacent to the old Kenwood Freight Depot.*



*South of Cloverdale at Asti, the new and old Madonna del Carmine churches harmoniously exist side by side.*

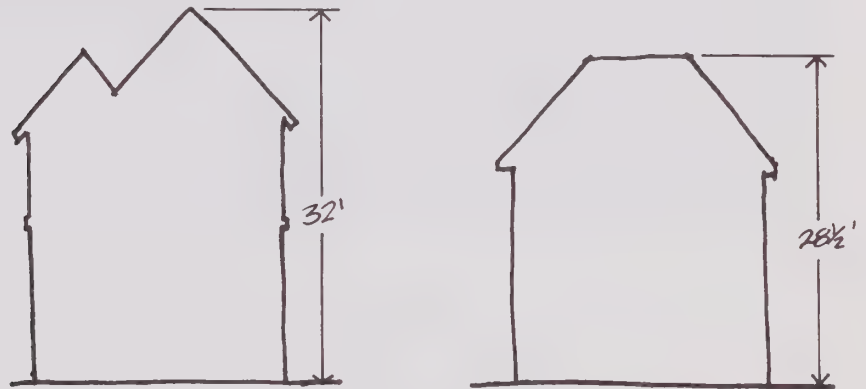
Similarity of roof shapes is often the most important design element in harmonizing new and old in historic areas.



## DESIGN PRINCIPLES FOR NEW AND REMODELED CONSTRUCTION IN HISTORIC DISTRICTS

The design principles and standards below are intended to ensure maximum compatibility of new construction with older buildings in historic districts.

It is important that new buildings be constructed to a height within a reasonable average height of existing adjacent buildings.



In urban areas, the relationship of height and bulk of adjacent buildings is most important. For Sonoma County rural historic districts, however, the building height relationship may assume less importance.

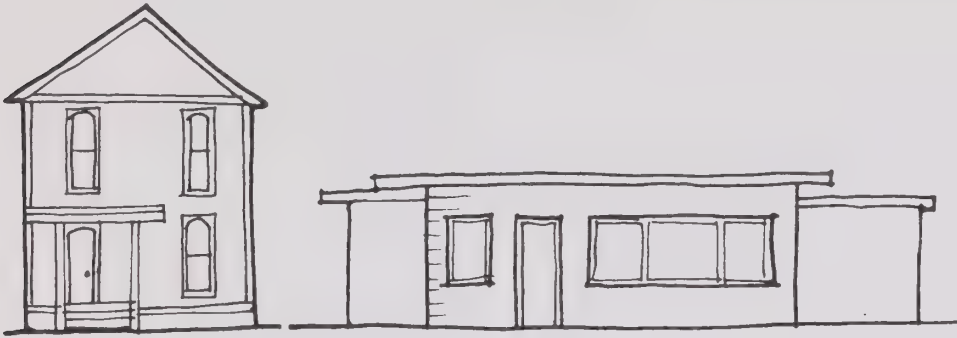


### REPETITION OF ROOF SHAPE

Relationship of Roof Shapes - Similarity of roof shapes is often the most important means for achieving continuity in design between new and old buildings in historic areas. Roofs are an important factor in the overall design of a building to help relate items such as height and scale to those of adjacent structures.



Directional Expression of Front Elevations - Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to the building's facade.



19th century residential buildings tend to be vertical while 20th century buildings often have a horizontal emphasis.

Relationship of Materials - A variety of materials, when properly used, can add to the distinctiveness of a neighborhood. Common materials are brick, stone, stucco, wood, or other material. Used properly, materials can enhance desired neighborhood qualities such as compatibility, continuity, similarity, harmony, etc.

Relationship of Textures - The texture of a building is an important factor in the overall appearance of a neighborhood. The predominant texture may be smooth (stucco), or rough (brick with tooled joints), or horizontal wood siding, or other textures. Whatever texture is used, its appearance must be considered in relation to the neighborhood to ensure a compatible blending with other styles.

Relationship of Colors - The proper application of a color scheme to a building or a series of buildings can highlight important features and increase their overall appearance. Accent or blending colors on building details is also desirable in creating compatibility of neighboring structures.

Use of exterior color is of particular importance in the case of a wood frame house where the combination of wall and trim colors usually decides its basic character.

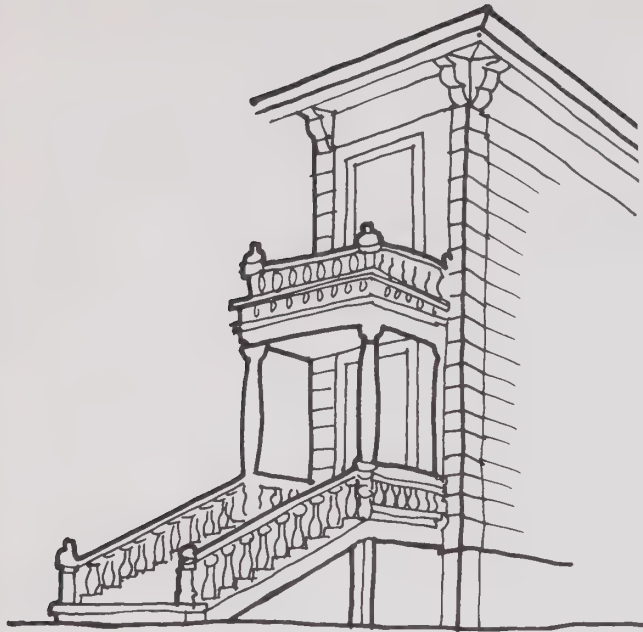
A good color scheme should be neighborly as well as effective in itself, so that both the house and the environment benefit.

Repetition of details – such as choice of exterior building materials, proportions of windows and doors, gingerbread porch posts and trim, window and door moldings, cornices, lintels, and arches – is extremely important in ensuring compatible appearance in new construction in historic areas.

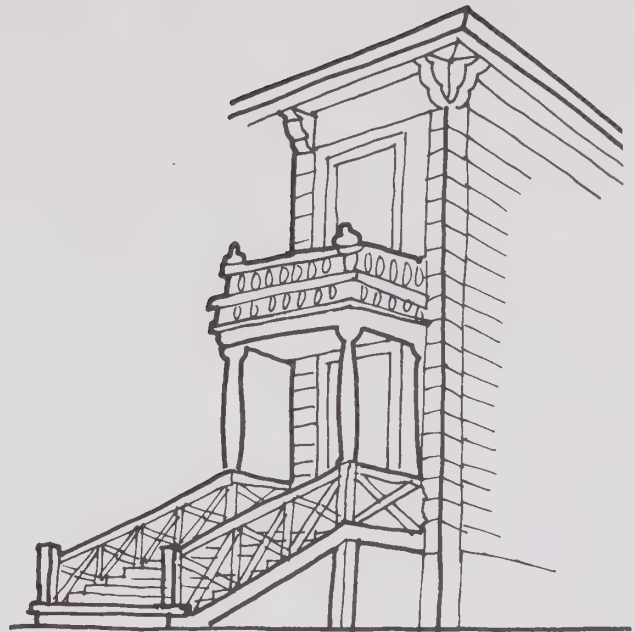
There has been a general misunderstanding as to the 19th century styles because of the weather-beaten appearance of many vintage buildings. Greek Revival, Queen Anne, Italianate, and Stick architectural styles are precise in their detailing and consistency of proportions. There is a great difference between these precise, albeit weathered, architectural statements, and contemporary efforts to create vintage-style buildings by constructing badly proportioned, no details, rough-shod buildings of rough-sawn plywood or board and batten.



Setback is an important consideration in harmonizing new with old in rural historic areas.



Original:  
Sympathetic treatment of  
stairway railing.



Remodeled:  
Unsympathetic treatment of  
stairway railing.



Original:  
Precise wooden details  
around windows, doors,  
cornice line, at  
building edges.



Remodeled:  
Stucco facade destroys  
integrity of historic  
structure.





# **IMPLEMENTING HISTORIC PRESERVATION**





# IMPLEMENTING HISTORIC PRESERVATION

## PRIVATE ACTION

### Land Trusts

Recently, there has been an upsurge in the number of private conservation groups willing to purchase or accept lands for the benefit of the community and the environment.

Residents of the Sonoma Valley have established a local Sonoma Land Trust under the guidance of the Trust for Public Land. The Trust for Public Land, founded in 1973 and headquartered in San Francisco, acquires important open space lands from the private sector, often at a rate lower than fair market value, and eventually sells it to public agencies.

Often citizens want to donate land to public agencies but jurisdictions do not want to accept it. The Trust for Public Land works to create local self-sustaining conservation organizations to purchase open space in and around urban areas. Private efforts, such as these, should be encouraged as an effective means of acquiring land that might otherwise not be attainable through government action, or as a holding action until governmental funds can become available.

### Preservation Grants and Loans

Grants and loans can often be procured to aid community groups in the purchase or rehabilitation of historic sites or significant buildings. Private philanthropic foundations and the Federal Government generally provide funds to be matched by the local jurisdiction, counties or cities. Concerned individuals can donate important skills: architectural skills, archival research, legal advice, photographic skills, or writing of news stories. The cost equivalents of these donated services can be computed at fair market value and are often used as "matching funds". The federally-funded National

Endowment for the Humanities in Washington, D.C., allows this practice. Local publicity often procures additional financial aid. 1

#### Uses of Charitable Deduction

State and Federal income tax laws allow businesses and individuals to obtain favorable tax deductions for many types of donations to non-profit causes. There are also carryover provisions to spread the effects of a deduction beyond one fiscal year. With ingenuity, tax writeoffs can be a powerful aid to historic preservation.

#### Revolving Funds

A revolving fund is capital administered by a non-profit corporation for the purpose of purchasing and restoring architecturally significant structures. It can also be cash lent by a non-profit organization to individuals or organizations for the same purpose. All proceeds from rentals, sales, interest, and dividends must be returned to the fund in order to replenish it. Thus the fund revolves.<sup>5</sup> Such funds are generally used in specific urban areas or historic districts. The revolving fund assembles high risk capital from private individuals, foundations and financial institutions to stimulate private investment and ownership in deteriorated areas.

#### Less than Fee Acquisition

Land ownership is a bundle of rights to the use of land, for example, the right to develop the land, the right to mineral exploration, etc. In less-than-fee acquisition, only certain desired rights are purchased or obtained by donation, such as the right to prohibit tree removal, road construction, or building of structures.

Less-than-fee acquisition is, therefore, the acquiring of a number of rights in order to retain, encourage or deter certain types of land uses. This is an effective historic conservation procedure.

<sup>5</sup> Arthur P. Ziegler, "Revolving Funds," Dollars and Sense: Preservation Economics, National Trust for Historic Preservation, Vol. 23, No. 2, April-June 1971, p. 15

## Historic Preservation Easements

Historic preservation easements generally deal with the exterior features of a building and are a means of purchasing a right in a property to insure that architectural features will not be altered. Easements may also control the height of buildings adjacent to historic sites.<sup>6</sup>

"Easements are frequently used by private bodies that employ revolving funds. Property is purchased, restored, and resold with an architectural easement."<sup>7</sup>

## GOVERNMENTAL ACTION

### Historical Buildings Code

Senate Bill 927, approved in September, 1975, creates a State Historical Buildings Code to provide "for alternative building regulations for the rehabilitation, preservation, restoration, or relocation of qualified historical buildings or structures." This bill authorizes the building department of every California city or county and state agencies "to apply regular building code regulations, alternative building code regulations, or any combination thereof, in permitting repairs, alterations, and additions to historical buildings or structures." This bill will encourage historic preservation by making it easier to appeal certain Uniform Building Code regulations unsympathetic to rehabilitation and adaptive reuse of older structures.

### Historical Property Contracts

"The legislative body of a city or county may contract with the owner of any qualified historical property, a Registered California State Landmark, to restrict the use of such property to retain its characteristics of historical significance. If such contracts are entered into, the owner of an historical property may receive a tax deduction."<sup>8</sup>

<sup>6</sup> Grady Gammage, Jr., Historic Preservation in California, Stanford Environmental Law Society, 1975, p. 34

<sup>7</sup> *ibid*, p. 36

<sup>8</sup> Government Code, Section 50281



## Environmental Effect Review

Guidelines established by the State Environmental Quality Act of 1970 mandate that an Environmental Impact Report be prepared if a proposed project might cause a possible significant adverse effect on the environment. If a project is designed to destroy a known archaeological or historical site, it would most likely be construed as having a possible significant adverse effect. In this case, an EIR would be prepared to explore the nature, value, and importance of the threatened resource. The EIR would explore possible mitigations to alter or modify the project in such a way as to avoid significant adverse effects. It will also discuss other possibilities to a proposed project by examining alternative projects on the same site, or the same project on alternative sites.

In Sonoma County, the Environmental Protection Committee performs initial review to determine whether a project will require an EIR. The County decision making bodies (Planning Commission and Board of Supervisors) must possess adequate environmental information to assess the effects of a proposed project at the time of public hearing.

## Zoning Permit Procedures

In addition to overall zoning procedures, specified land uses within certain zoning classifications require approval by permit from the Planning Commission or the Zoning Administrator. The permit procedures allow the County to review proposed projects for conformance with applicable laws, County policies, general suitability of the use in the area, and mitigation of possible adverse environmental effects, and to establish conditions of use which may in part provide for the protection of environmental features, amenities, economic and historic resources.

## Subdivision Regulations

Local governments have power to regulate subdivisions within their jurisdiction, and approval of a proposed subdivision may be withheld or subjected to specific conditions. These conditions, known as subdivision exactions, can require subdividers to donate land or money to local government for park, school, sewer, and drainage facilities since the subdivision will require increased governmental services. These exaction powers have been given liberal interpretation by the courts and give local governments broad power to

control land use in subdivisions. These powers may be used to promote historic preservation if the land for a proposed subdivision contains any structures of historic or architectural value. Approval of the subdivision may be withheld if there are no provisions for their preservation, or the county may exact a dedication of the land to the public for park purposes.

## THE CALIFORNIA HISTORY PLAN

(This section was prepared by the California State Department of Parks and Recreation)

The objective of the California History Preservation Program is the preservation and interpretation of California's rich heritage through the identification and protection of significant historic features. This objective is achieved through a variety of state sponsored programs, including the preparation and maintenance of a California History Plan, a statewide inventory of all historic and archaeological features, and several registers of outstanding sites, objects, and structures. The state's participation in this preservation effort is carried out by the Department of Parks and Recreation and includes the acquisition, development, interpretation, and operation of historic units within the California State Park System and administration of grants-in-aid programs that provide financial assistance in the preservation of state and local historic features.

The National Historic Preservation Act of 1966 requires that each state produce a history plan and conduct a survey of historic resources. To accomplish this, the California History Plan has been prepared in three volumes. Volume One: Comprehensive Preservation Program presents an overview of California's history, recommends programs for history preservation, and outlines a systematic process for selecting preservation projects.

Volume Two: Inventory of Historic Features contains approximately 3,000 entries. However, this inventory is not yet complete and will be continually updated.

Volume Three: Annual Preservation Program lists California's proposed preservation projects for the coming fiscal year, reports the status of current projects, and updates information on policy changes and legislation that affect history preservation in the state.

## Inventory of Historic Features

The California State Department of Parks and Recreation, with the help of each county in the state, is conducting a statewide inventory of archaeological and historic sites, structures, and objects. Each county, through its board of supervisors, participates in compiling the inventory. Counties are being assisted by historical societies and by civic, service, youth, and other interested groups. Inventory forms are available from the State Department of Parks and Recreation or through the Sonoma County Planning Department. The State Inventory of Historic Features will eventually contain approximately 50,000 items.

## REGISTER PROGRAMS

### California Landmarks Program

This program is monitored by the State Historical Resources Commission, which functions as a screening body to recommend to the State Historic Preservation Officer those applications that meet the criteria for landmark registration adopted by the Commission. The Commission requires the sites and features to be significant in the history of the state.

Each landmark registered by the State is eligible for a landmark plaque. Today there are nearly 860 California Historical Landmarks, many of which are marked with appropriate plaques.

### Points of Historical Interest Program

This program was established to make it possible to register sites of local historic interest that fail to meet the criteria for registration as California Historical Landmarks. Applications are submitted to the State Historical Resources Commission through the county boards of supervisors. The Commission then submits its recommendations to the State Historic Preservation Officer.

### National Register of Historic Places

Under the National Historic Preservation Act of 1966, the National Park Service maintains a register of districts, sites, buildings, structures, and objects that meet the criteria established under this act. California's State Historic Preservation Officer to the National Park Service is the Director of the Department of Parks and Recreation. He makes nominations to the National Register based on the advice of the State Historical Resources Commission. The historic features



thus nominated must then be approved by the National Park Service.

### The California State Park System

Through the Department of Parks and Recreation, the State of California operates more than 35 historic park units. Many of the other units in the State Park System also contain important historic features. Such features as old forts, gold rush towns, missions, museums, mansions once owned by famous individuals, and artifact collections are maintained within the State Park System and are interpreted through exhibits and guided tours for the education and enjoyment of the general public.

### Sonoma County and the California Program

Entries in the Sonoma County Historic Sites Inventory have not yet been recorded on the appropriate state forms and included in the state inventory. The newly-appointed County Landmarks Commission may coordinate this project.

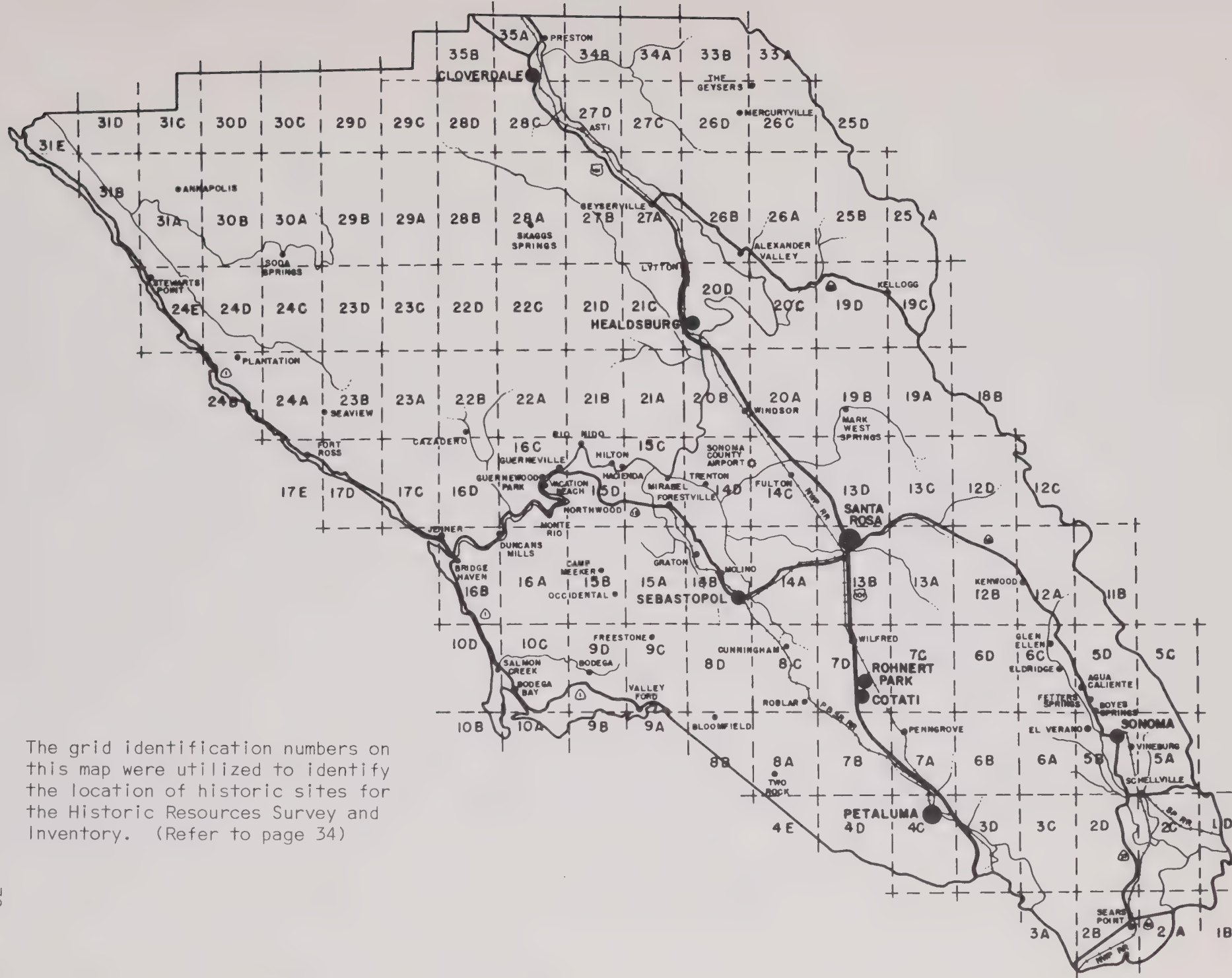
Numerous designated Sonoma County Historic Landmarks and Districts are, and will, be eligible for State and National Register designation. Sites are listed in the National Register of Historic Places according to national, state, regional, or local significance in history, architecture, archaeology, or culture. It is conceivable that many designated Sonoma County Historic Landmarks will be eligible for inclusion under the categories of local, regional, or state significance.



# APPENDIX







The grid identification numbers on this map were utilized to identify the location of historic sites for the Historic Resources Survey and Inventory. (Refer to page 34)

TOWN OR DISTRICT \_\_\_\_\_

[illegible]

Recommend Scenic Design District \_\_\_\_\_

Sources for Additional Information:



SONOMA COUNTY PLANNING DEPARTMENT  
GUIDE TO PREPARING THE INVENTORY OF ASSOCIATED VALUES  
FOR HISTORIC SITES

SITE NUMBER: Determined by map section numbers

ADDRESS:

SYMBOLIC VALUE: 0 to 3  
3 - National/State  
2 - Regional/County  
1 - Local  
0 - None

AESTHETIC VALUE: -1 to 3  
3 - Outstanding  
2 - Important  
1 - Indigenous  
0 - None  
-1 - Detracts

ARCHAEOLOGICAL POTENTIAL: "Yes" or "No"

ENVIRONMENTAL SETTING:

Community: a settlement; a complete unit with residential and commercial uses; i.e.: Freestone, Bloomfield, Bodega, Valley Ford

Neighborhood: a series of houses within a formal pattern; one house within a row of houses; various buildings closely related to one another but not in a town center; i.e.: a residential street in: Bodega Bay, El Verano, Geyser-ville or McDonald Ave. in Santa Rosa

Farm: one or two houses or a house and out-buildings within an agricultural setting

ARCHITECTURAL STYLE: If a house, give style: Italianate, Queen Anne, Greek Revival, Stick, Adobe, etc.

If structure other than house, give type: barn, school, depot, etc.

If landscape feature, give type: fence, grove of trees, railroad right of way, cemetery, etc.

1. City or Vicinity \_\_\_\_\_
2. Street & Number (or approx. distance from major road intersection) \_\_\_\_\_
3. Planning Area \_\_\_\_\_
4. Date \_\_\_\_\_

5. Type of Site:
  - ☐ Dwelling
  - ☐ Agricultural
  - ☐ Commercial
  - ☐ Industrial
  - ☐ Fence
  - ☐ Trail
  - ☐ Other \_\_\_\_\_

HISTORIC BUILDING AND SITE SURVEY  
Sonoma County Planning Department  
Sonoma County Landmarks Commission

FIELD INFORMATION

6. Present Use \_\_\_\_\_
7. Surroundings: (check more than one if necessary)
  - ☐ Agricultural
  - ☐ Open Land
  - ☐ Scattered buildings
  - ☐ Densely built-up
  - ☐ Residential
  - ☐ Commercial
  - ☐ Industrial
  - ☐ Other \_\_\_\_\_
8. Threats to site:
  - ☐ None known
  - ☐ Private development
  - ☐ Zoning
  - ☐ Public Works project
  - ☐ Vandalism
  - ☐ Other \_\_\_\_\_

NEIGHBORHOOD INFORMATION

9. Compatibility with neighborhood:
  - Structure: ☐ Yes ☐ No
  - Use: ☐ Yes ☐ No
10. Importance to neighborhood:
  - ☐ Great ☐ Moderate ☐ Minor

ARCHITECTURE

11. Primary exterior building material:
  - ☐ Stone ☐ Brick
  - ☐ Stucco ☐ Adobe ☐ Wood
  - ☐ Other \_\_\_\_\_
12. No. of stories \_\_\_\_\_
13. Style of architecture \_\_\_\_\_
14. Physical condition:
  - ☐ Excellent ☐ Good ☐ Fair
  - ☐ Deteriorated
  - ☐ No longer in existence
15. Exterior alteration from original design:
  - ☐ None or little ☐ Moderate
  - ☐ Considerable
16. Architectural significance as an example of its style:
  - ☐ Exceptional ☐ Excellent
  - ☐ Good ☐ Fair ☐ Poor
17. Notable feature(s): \_\_\_\_\_
18. Related feature(s):
  - ☐ Barn ☐ Carriage House
  - ☐ Sheds ☐ Formal gardens
  - ☐ Watertower/tankhouse
  - ☐ Other \_\_\_\_\_
  - ☐ None

RESEARCH DATA

19. Assessor's Parcel No. \_\_\_\_\_
20. Zoning \_\_\_\_\_
21. Present owner and/or occupant: \_\_\_\_\_
22. Lot size (in feet):
  - Frontage \_\_\_\_\_ Depth \_\_\_\_\_
  - or approx. acreage \_\_\_\_\_
23. Original owner and use: \_\_\_\_\_
24. Brief statement of significance: \_\_\_\_\_
25. Historic significance:
  - ☐ National or State ☐ Local
26. Association with major historical era:
  - ☐ Indian ☐ Spanish
  - ☐ Mexican ☐ American
27. Source of information: \_\_\_\_\_
28. Number of photos: \_\_\_\_\_
29. LOCATION DIAGRAM
30. Surveyor \_\_\_\_\_

# SONOMA COUNTY'S STATE HISTORIC SITES

From the California History Plan, Volume Two - Inventory of Historic Features, State Department of Parks and Recreation, August 1973.

SONOMA COUNTY	Indian Era (early) 15,000 BC - 1 AD	Indian Era (recent) 1 AD - 1848 AD	Hispanic Era (Spain) 1542 - 1822	Hispanic Era (Mexico) 1822 - 1848	American Era 1848 - 1900	American Era post 1900	Exploration/Settlement	Economic/Industrial	Military	Government	Recreation	Social/Educational	Religion	Domestic	National Landmark	National Register			California Historical Landmark	Point of Historical Interest	County Inventory	City Inventory	State Park	National Survey - HABS - Hist. Sites & Bldg.	Ownership	
																Nat. Significance	State Significance	Local Significance							Public	Private
HISTORIC SITES																										
Bear Flag Monument Sonoma				X					X										X						X	
Beaver House Santa Rosa				X										X										X		
Bennett Valley Grange Hall near Santa Rosa					X							X														
Blue Wing Inn Sonoma				X				X							X	X			X				X	X	X	
Bodega Bay & Harbor Bodega Bay			X	X	X	X		X											X							
Casa de Los Criados Sonoma				X										X	X	X									X	
Cooper's Sawmill Site Mirabel Park				X				X											X							
Delaney House Sebastopol				X										X										X		
El Dorado Hotel Sonoma				X										X	X	X										
Fitch House Sonoma				X										X	X	X										
Fort Ross near Jenner			X				X		X						X	X			X				X		X	
Fountain Grove Barn Santa Rosa					X									X										X		
Fountain Grove Colony Santa Rosa					X		X																	X		
Glen Oaks Ranch House Glen Ellen					X									X										X		
Haraszthy Champagne Cellars near Sonoma					X			X											X							
Hood Home near Kenwood					X									X					X						X	
Hooker (Gen. Joseph) House Fetter's Springs					X									X										X		



SONOMA COUNTY	Indian Era (early) 15,000 BC - 1 AD	Indian Era (recent) 1 AD - 1848 AD	Hispanic Era (Spain) 1542 - 1822	Hispanic Era (Mexico) 1822 - 1848	American Era 1848 - 1900	American Era post 1900	Exploration/Settlement	Economic/Industrial	Military	Government	Recreation	Social/Educational	Religion	Domestic	National Landmark	National Register			California Historical Landmark	Point of Historical Interest	County Inventory	City Inventory	State Park	National Survey - HABS - Hist. Sites & Bld.	Ownership	
																Nat. Significance	State Significance	Local Significance							Public	Private
Italian Swiss Colony Asti						X	X	X												X				X		
Jack London Ranch Glen Ellen						X		X							X	X			X				X		X	
Jones Adobe Sonoma					X									X	X	X										
Laughlin (Grant) House Windsor				X										X										X		
Luther Burbank Home & Garden Santa Rosa						X								X	X	X			X						X	
Mission San Francisco Solano Sonoma			X				X						X		X	X			X			X		X		
Nash Adobe Sonoma				X										X	X	X			X							
One Room Adobe near Petaluma				X										X										X		
Pena Adobe near Healdsburg				X										X				X							X	
Petaluma Adobe Petaluma				X			X								X	X			X				X	X	X	
Ray Adler House Sonoma				X										X	X	X								X		
Ridenhour House Hilton					X									X										X		
Sebastiani Vineyard and Winery Sonoma						X		X											X							
Sonoma Barracks Sonoma				X			X								X	X			X						X	
Sonoma Pueblo Historic District Sonoma				X			X								X	X									X	
St. Teresa's Church Bodega					X								X						X							
Swiss Hotel Sonoma					X									X	X	X			X							
Temelec Hall near Sonoma					X									X					X					X		

SONOMA COUNTY	Indian Era (early) 15,000 BC - 1 AD	Indian Era (recent) 1 AD - 1848 AD	Hispanic Era (Spain) 1542 - 1822	Hispanic Era (Mexico) 1822 - 1848	American Era 1848 - 1900	American Era post 1900	Exploration/Settlement	Economic/Industrial	Military	Government	Recreation	Social/Educational	Religion	Domestic	National Landmark	National Register			California Historical Landmark	Point of Historical Interest	County Inventory	City Inventory	State Park	National Survey - HABS Hist. Sites & Bl.	Ownership	
																Nat. Significance	State Significance	Local Significance						Public	Private	
Union Hotel & Hall Site Sonoma					X			X											X							
Vallejo-Carrillo Adobe Santa Rosa					X									X									X			
Vallejo (General M. G.) Home Sonoma					X									X		X			X			X	X	X		
Vallejo (Salvador) Adobe Sonoma				X										X					X							
Watson School near Bodega					X							X								X						
PREHISTORIC SITES																										
Bodega Strand Archeological Zone		X					X																			
Duncans Landing Site near Bodega Bay		X					X										X									
The Ranch Site near Bodega Bay		X					X										X									
Forty-four Sites Salt Point State Park		X					X										X					X				
4-Son-175 Fort Ross State Historic Park		X					X															X				
Forty-Eight Sites Salt Point State Park		X					X															X				
Four Sites Fort Ross State Historic Park		X					X															X				
Eight Sites Sonoma Coast State Beach		X					X															X				
Four Sites Sugarloaf Ridge State Park		X					X															X				

# LIST OF SIGNIFICANT STRUCTURES

The following list of significant structures has been compiled by the Historic Preservation Technical Advisory Committee. The list is not complete since several areas of Sonoma County remain to be evaluated. Amendments can be made thrice yearly in accordance with normal General Plan revision procedures.

<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
2B-1	Lakeville Rd. 1 mi. north of Sears Point (Sleepy Hollow Dairy)	Petaluma	Dwelling Store/School	Greek Revival Italianate		Fair Poor
3C-100	6614 Lakeville Highway (Niemela Ranch)	Petaluma River	Dwelling Barn	Italianate 2-story	1865	Good Good
3D-3	3355 Petaluma Blvd. South (Haystack Ranch)	South Petaluma	Dwelling Several barns	Italianate	1860 1920's	Deteriorated Deteriorated
4C	North Petaluma Blvd. near Corona Road (Cinnabar School)	Petaluma	School	Mission Revival		
4E-7	3925 Spring Hill Road (at Purvine Rd. intersection)	Two Rock	Dwelling	Octagonal Italianate	1852	Good
5A-1	*19772 - 8th St. East (between Napa & MacArthur) (Baronland)	Sonoma	Dwelling	Italianate	1870's	Excellent
5A-13	20735 Burndale Rd., Sonoma	Sonoma	School			Fair
5A-2	*1275 East MacArthur (Cutter House)	Sonoma	Dwelling was Stage Coach stop	Greek Revival	1850's	Excellent
5A-8	Old Napa Rd. at Burndale Rd. (Nicholas Turkey Farm)	Sonoma	Dwelling	Mission Revival	c. 1920	Good
5A-12	2000 Denmark St. (Rhinefarm Vineyards)	Vineburg	Dwelling			
5B-3	675 E. Napa St. (Van Damme House)	Sonoma	Dwelling	Italianate		Fair
5B-6	*19745 - 8th St. E. (between MacArthur and Napa) Magnolia Farm	Sonoma	Dwelling	Greek Revival	c. 1850	Good
	*18000 Old Winery Rd. (Buena Vista Winery)	Sonoma	Winery	Stone		Good
	Site of Haraszthy Villa at Haraszthy Winery	Sonoma				
	Adjacent to 19315 Sonoma Hwy (adjacent to W. Spain St.)	Sonoma	Dwelling	Adobe	c. 1840	Deteriorated
5B-7	MacArthur St. (east of Broadway and north of High School)	Sonoma	Dwelling Barn	Greek Revival/ Italianate	1860's-70's "	Excellent "
5B-9	E. Napa and 5th St. beyond cemetery (Tryon House)	Sonoma	Dwelling	Adobe and Italianate	1850 with additions in 1930	Good
5B-11	20730 - 5th St. E. (Stevenson House)	Sonoma	Dwelling	Greek Revival		
5B-14	18140 Sonoma Highway	Sonoma	Hotel	Mission Revival	1927	Good
5B-19	305 Verano Ave.	El Verano	Dwelling	Queen Anne	c. 1895-1905	Good
5D-1	*Depot St. (off Highway 12)	Agua Caliente	Depot	Stone	early 1900's	Poor
5D-2	*1725 Vailetti Dr. (Agua Caliente Springs Hotel)	Agua Caliente	Hotel	Stone	1914	Good

\* Designated Sonoma County Historic Landmark



<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
5D-7	1300 Moon Mountain Rd.	Agua Caliente	Dwelling		1880's	
6A-5	17700 Carriger Rd. (Carriger House)	El Verano	Dwelling	Greek Revival	1850	Good
5C-5	1225 Sobre Vista Rd. (Spreckels Sobre Vista Ranch)	Agua Caliente/ Eldridge	Dwelling	Greek Revival	1897	Excellent
6C-7	Arnold Dr. (Jack London Village)	Glen Ellen	Winery Distillery	Stone & concrete Wood	1881	Poor Fair
6C-9	13540 Arnold Dr. (George Beatty Residence)	Glen Ellen	Dwelling	Stick	1896	Poor
6C-10	Arnold Dr. (London Lodge)	Glen Ellen	Commercial	Italianate	1905	Good
6C-3	13758 Arnold Drive (Hotel Chauvet)	Glen Ellen	Hotel	Italianate	1906	Fair
6C	London Cottages	Glen Ellen	Dwelling			
6C-4	13750 Arnold Dr. (Shone's Country Store)	Glen Ellen	General Store			Good
6C-8	16290 Arnold Drive	Agua Caliente/ Eldridge	Horse Stable	Greek Revival	1931	Excellent
6C-52	12250 Dunbar Rd. (Juste Stagecoach Relay Depot)	Glen Ellen	Dwelling Stage Coach Barn	Greek Revival Nondescript redwood	1850's "	Fair Fair
6C-53	12800 Dunbar	Glen Ellen	Barn	Adobe/Redwood		Good
6C-66	O'Donnell Lane (Congregational Church)	Glen Ellen	Church	Gothic Revival	1895	Good
6C-68	Highway 12 near Arnold Dr. (Col. Stewart House)	Glen Ellen	Dwelling	Stone Italianate	1858	Good
7A-3	3175 Petaluma Blvd. No.	Petaluma	Dwelling	Queen Anne		Good
7A-2	5865 Old Redwood Highway	Penngrove	Dwelling	Spanish Revival		Good
7B-1	Petaluma-Valley Ford Road (Petaluma Holy Ghost Church)	West Petaluma	Church	High Victorian Gothic	1891	Good
7B-16	Liberty Rd. & Pepper Rd. across from Pepper Farm	North Petaluma	Barn	Calif. Redwood	1870	Good
7B-5	2840 Stony Point Rd. at Roblar Rd. (Washoe House)	Southwest of Cotati	Stage Coach Stop	Greek Revival	1859	Good
7B-6	Liberty Road at Jewett Rd. (Liberty Cemetery)	Petaluma	Cemetery	Landscape feature	1850	Good
7B-13	2353 Stony Point Road	N.W. Petaluma				
7B-15	Pepper Rd., 1 mile west of Railroad Ave. (Pepper Farm)	North Petaluma	House Barn Well House	Queen Anne/ Italianate	c. 1860's	Fair
7B-19	W. Railroad Ave. & Stony Point Rd. near Highway 101 (Live Oaks Farm)	North Petaluma	Entry Gate			Good
7C-7	1610 Crane Canyon Road (Crane House)	Santa Rosa/ Rohnert Park	Dwelling	Stone Italianate	1858	Excellent
8A-1	7060 Bodega Ave. at Petaluma/Valley Ford Rd.	Two Rock	Grange Hall	Greek Revival		Good
8A-4	Petaluma/Valley Ford Rd.	Two Rock	Two Rocks	Landscape Feature		
8A-6	7063 Bodega Ave. (Presbyterian Church Cemetery)	Two Rock	Cemetery	Landscape Feature	1861	Good
8A-7	Hammel Rd. near Meacham Rd.	Southwest Cotati	Dwelling	Stick	1876	Good
8A-11	55 Walker Rd. (near Inter- section of Walker Rd. and Pepper Road)	N.W. Petaluma	School	Italianate	1875	Poor

<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
8B-1	6646 Church St.	Bloomfield	Dwelling	Stick	1860	Excellent
8B-3	Bloomfield Rd. and College St.	Bloomfield	Masonic Lodge	Remodeled Italianate	c. 1870	Good
8B-4	6600 Bloomfield Rd. (Odd Fellows Hall)	Bloomfield	Commercial	Italianate	c. 1860	Poor
8B-8	12536-12544 Valley Ford Rd.	Bloomfield	Dwelling	Italianate	c. 1875	Good
8C	Intersection of Llano Rd. and Hwy 116	Cunningham	Dwelling	Early Greek Revival	1840's	Fair
8C-7	3905 Roblar Rd. (Dunham School)	West of Cotati	School	Greek Revival	1870	Fair
8C-8	4676 Hessel Rd. (Eucalyptus Dist. School)	Hessel	School	Greek Revival	1909	Fair
8C-3	4205 Canfield Rd.	Analy	Dwelling	Greek Revival	1880-1890	Good
8D-1	Pleasant Hill Rd. and Water Trough Rd. (Pleasant Hill School)	West Sebastopol	School		c. 1900	Good
8D-4	Pleasant Hill Rd. and Water Trough Rd. (Pleasant Hill Cemetery)	West Sebastopol	Cemetery			
8C-1	5975 Peterson Rd.	Analy	Barn	Calif. Redwood	1877	Good
9C-1	Valley Ford Rd. (Bank of America)	Valley Ford	Bank	Italianate/brick	1879	Good
9C-4	*301 Bohemian Highway	Freestone	Dwelling	Greek Revival	c. 1870's	Good
9C-5	14100 Bodega Highway (Watson House)	Freestone	Dwelling	Stick		Good
9C-6	*Bohemian Highway near Bodega Highway	Freestone	1-Room School	Greek Revival	1852	Excellent
9C-7	*306 Bohemian Highway (Freestone Hotel)	Freestone	Hotel	Greek Revival	1873	Excellent
9C-8	*Bohemian Highway at northern limits of Freestone (Freestone Country Store)	Freestone	General Store	Italianate	1872	Fair
9C-9	Valley Ford Road (Valley Ford Hotel)	Valley Ford	Hotel	Greek Revival		Poor
9C-14	562 Bohemian Highway	Freestone	Dwelling	Greek Revival	1870's	Good
9D-3	Bodega Highway	Bodega	Cemetery	Landscape feature	1850's	Good
9D-4	Bodega Lane & Bodega Hwy.	Bodega	Dwelling	Italianate	1850's	Poor
9D-5	Bodega Lane (Potter School)	Bodega	School	Italianate	1873	Good
9D-6	132 Bodega Lane (Wooden Duck Antiques)	Bodega	Dwelling	Italianate	1911	Good
9D-7	Bodega Highway (John McCrea House)	Bodega	Dwelling	Stick	1870's	Excellent
9D-8	Bodega Hwy. & Bodega Lane (St. Theresa's Church)	Bodega	Church	Greek Revival	1859	Excellent
10C-1	Bay Flat Rd. & East Shore Rd. (behind marine store)	Bodega Bay	Dwelling	Pseudo-Russian with tower	1901	Good
10D-1	Bay Flat Rd. 1/2 mi. west of Highway 1	Bodega Bay	River boat		1925	Dilapidated
12A	Highway 12 at Nun's Canyon Rd.	Kenwood	Stone fence	Landscape feature		

\* Designated Sonoma County Historic Landmark

<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
12A-3	9637 Channing Road (Kenwood Community Church)	Kenwood	Church	Gothic Revival	1888	Excellent
12A-5	10750 Sonoma Highway	Kenwood	Dwelling Barn	Greek Revival		Good
12A-6	9380 Highway 12 (Real Estate Office)	Kenwood	School	Modified Stick	1897	Good
12A-7	625 Warm Springs Road	Kenwood	Stone Gate	Romanesque		Good
12A-9	224 Warm Springs Road (Kenwood Depot)	Kenwood	Railroad Depot	Richardsonian Romanesque	1887	Excellent
12B-11	8555 Sonoma Highway (Chateau St. Jean)	Kenwood	Residence	Spanish Revival	1921	Good
12B-17	Bennett Valley Road	Santa Rosa	Stone walls	Landscape feature	1870's	Poor
13A	Enterprise & Sonoma Mountain Road	Bennett Valley	Dwelling	Italianate		
13A-1	4760 Bennett Valley Rd. (Bennett Valley Cemetery)	Santa Rosa	Cemetery	Landscape feature	1850's	
13A-5	5731 Bennett Valley Rd.	Santa Rosa	Dwelling	Stick		Fair
13B-100	4257 Petaluma Hill Rd.	S.E. Santa Rosa	Dwelling	Gothic Revival		Excellent
14A	Guerneville Road	W. Santa Rosa	Hop Kilns	Stone		Fair
14A-5	Sebastopol Rd. & Wright Rd. (Steven Irwin School)	W. Santa Rosa	School	Greek Revival	1865	Poor
14B-31	1200 Highway 116 South (Enmanji Temple)	Sebastopol	Buddhist Church	Kamakura	1932	Excellent
14B-32	Occidental Rd. & Hwy 116 (Molino Store)	Graton	General Store	Italianate	1880	Good
14C	Fulton at Railroad	Fulton				
14C-1	4054 Woolsey Rd. near River Rd.	Fulton	Farm House	Queen Anne		Good
14D-1	4101 Slusser Rd.	S.W. Windsor	Hop Kiln			
14D-2	3725 Laughlin Rd. (Talmadge House)	S.W. Windsor	Dwelling	Modified Classic Revival	c. 1850	Good
14D-3	4120 Laughlin Rd. (Slusser Ranch)	S.W. Windsor	Dwelling	Greek Revival		Fair
14D-5	7566 Eastside Rd. south of Kaiser	S.W. Windsor	Dwelling	Greek Revival	c. 1870	Excellent
15A	2000 Jonive Road (Jonive Dist. School)	Occidental	1-Room School	Greek Revival	1885	Good
15A-11	3022 Sullivan Rd.	Graton	Dwelling	Greek Revival	c. 1850	Excellent
15A-19	Occidental Rd. & Mill Station Rd.	Graton	Barn			Excellent
15A-26	11333 Occidental Rd. (Respini Farm)	Graton	Dwelling	Stick	1863	Good
15A-29		Graton	Cemetery			
15B-1	5555 Sylvania Hts. Rd. (Meeker Mansion)	Camp Meeker	Dwelling	Romanesque	c. 1880- 1890	Good
15B-2	*Main Street (Union Hotel)	Occidental	Hotel	Greek Revival	1876	Good
15B-3	St. Dorothy & McCollister (St. Dorothy's Rest)	Camp Meeker	Church	Shingle	c. 1880	Good
15B-4	*Main St. (Taylor Bldg.)	Occidental	Residence	Stick	1880's	Good
15B-6	*3637 Church St. (Methodist Episcopal Church)	Occidental	Church	Greek Revival	1875	Good

\* Designated Sonoma County Historic Landmark



<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
15B-7	19 East St.	Camp Meeker	Dwelling	Tin siding		Fair
15B-8	First St.	Occidental	Dwelling	Greek Revival	1880's	Good
15B-14	Coleman Valley Rd. - .7 mi. west of Joy Rd. intersection	Coleman Valley	Dwelling	Greek Revival	c. 1860	Fair
15B-19	17900 Coleman Valley Rd. (Coleman Valley School)	Occidental	1-Room School	Greek Revival	1864	Poor
15B-20	Bohemian Hwy & Market St. (Camp Meeker Library)	Camp Meeker	Library	Stick	1880	Dilapidated
15B-38	South of 610 Bohemian Hwy	Occidental	Dwelling	Stick		Good
15C-1	6545 Covey Rd. (Church of Christ)	Forestville	Church	Greek Revival	1879	Good
15C-3	10630 Wohler Rd. at Eastside Rd.	Healdsburg	Dwelling	Queen Anne	c. 1870's	Good
15D-1	Highway 116	Rio Nido	Winery Depot	Brick and stone Stick		Good Good
16B-1	Highway 116 (Duncans Mills Campground Office)	Duncans Mills	Railroad depot	Stick	C. 1920	Excellent
16B-5	Highway 116 (DeCarly Stores and Post Office)	Duncans Mills	Commercial	Italianate	1888	Good
16B-11	25171 Highway 116 (Ore Saloon)	Duncans Mills	Saloon	Italianate	1877	Good
16B-12	Main & B Sts., off Hwy 116	Duncans Mills	Commercial	Italianate	1878	Fair
16B-13	Highway 116 & Main St.	Duncans Mills	School	Greek Revival	1885	Poor
16C-3	First St. & Church St. (Garfield's TV Appliance Store)	Guerneville	Church		c. 1890	Fair
16C-14	22455 Highway 116 (Sheridan Ranch)	Monte Rio	Dwelling	Greek Revival	1860	Good
20B	Shiloh Cemetery	S.W. Windsor	Landscape feature			
20B-1	*239 Windsor River Rd. (Old Windsor Community Methodist Church)	Windsor	Church	Remodeled Romanesque	1898	Good
20B-2	*337 Windsor River Rd. (Gutcheil Residence)	Windsor	Dwelling	Queen Anne	c. 1890	Good
20B-5	Windsor River Rd. (near railroad tracks)	Windsor	Masonic Hall	Italianate		Poor
20B-7	294 Windsor River Rd. (Bell Ranch House)	Windsor	Dwelling	Greek Revival	c. 1860	Fair
20B-100	Pelham Dr. & Mt. Weske Dr. (Mt. Weske Stables)	Windsor	Stable	Octagonal	1870's- 1880's	Excellent
21A-1	1201 Felita Rd. at Westside Rd. (Felita School)	Healdsburg	1-Room School	Mission Revival	1906	Fair
21A-6	3714 Westside Rd. (Cuneo House)	Healdsburg	Dwelling	Stick	1889	Poor
21A-16	*6050 Westside Rd. (Sweetwater Springs Historic District)	Healdsburg	Hop Kiln Dwelling Sheep Barn	Wood/Stone Italianate Nondescript	1900 1884	Excellent Excellent Poor

\* Designated Sonoma County Historic Landmark

<u>Planning Area</u>	<u>Address</u>	<u>Vicinity</u>	<u>Building Type</u>	<u>Architectural Style</u>	<u>Date Built</u>	<u>Condition</u>
21B-5	Sweetwater Springs Rd. - 2 mi. from intersection with Armstrong Woods Rd.	Guerneville	Mercury mines	Industrial		
21C-1	1830 Dry Creek Rd.	Healdsburg	Dwelling	Queen Anne	c. 1880- 1890	Good
21C-100	1011 Westside Rd. (Madrona Knoll Rancho)	Healdsburg	Dwelling	Gothic Revival	1885	Excellent
24B	Kruse Ranch, Highway 1	Plantation				
24E-1	Off Highway 1 (Stewarts Point School)	Stewarts Point	1-Room School	Greek Revival		Fair
24E-2	Highway 1	Stewarts Point	Hotel	Greek Revival	1859	Poor
24E-3	Highway 1	Stewarts Point	General Store	Greek Revival	1869	Poor
26B-2	Alexander Valley Rd. (Alexander Valley Community Church)	Jimtown	Church			Good
26B-3	Alexander Valley Rd.	Jimtown	Dwelling	Queen Anne		Good
26C-1	13000 Geysers Rd. (Col. Goodwin Resort)	The Geysers	Resort			Poor
27A	Highway 101, north of Geyserville	Geyserville	Dwelling	Greek Revival	c. 1860	Good
27A-1	Hwy 101, north of Hwy 128 intersection (Hale House)	Geyserville	Dwelling	Queen Anne	1903	Good
27A-4	Hwy 101, north of Hwy 128 intersection (Merrill House)	Geyserville	Dwelling	Stick	1890	Good
27A-5	19585 Redwood Highway (Nervo Winery)	Geyserville	Winery	Stone		Fair
27A-10	Redwood Highway (Bosworth General Store)	Geyserville	Commercial	Italianate	c. 1860	Good
27B-1	6630 Dry Creek Rd. near Canyon Rd. (Pena Adobe)	Healdsburg	Dwelling Spring House	Adobe/Greek Revival Adobe	1834	Good
27B-4	4791 Dry Creek Rd. near Canyon Rd. (Waltenspiel Farm)	Healdsburg	Dwelling Barn Tank House	Queen Anne Nondescript Nondescript		Good Good Good
27D-5	Asti Road (Old Madonna del Carmine Church)	Asti	Church	Wine vat shaped		Poor
27D-8	Palomino Lakes (Crocker Estate)	Cloverdale			1906	
31A-6	Annapolis Road (Horicon School)	Annapolis	School	Greek Revival	1880's	Poor
31A-8	Annapolis Road	Annapolis	Post Office	Italianate	1903	Fair
35A-1	Off of Geysers Rd. (Preston)	Cloverdale	Dwelling Guest House Church Hospital	Italianate Italianate Greek Revival Nondescript	c. 1890 c. 1890 c. 1890	Good Poor Fair
	56 Geysers Rd. (Preston)	Cloverdale	Dwelling	Stick	1886	Dilapidated Poor
35A-3	175 Geysers Rd.	Preston	Dwelling		1886	Fair

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